

Miramar Ranch North

Public Facilities Financing Plan

City of San Diego
Engineering and Development Department

July 20, 1988
Revised July 28, 1988
Amended April 25, 1995

(R-89-369)


RESOLUTION NUMBER R- 271792

ADOPTED ON September 6, 1988

RESOLUTION OF THE COUNCIL OF THE CITY OF SAN
DIEGO APPROVING THE MIRAMAR RANCH NORTH PUBLIC
FACILITIES FINANCING PLAN AND FACILITIES
BENEFIT ASSESSMENT.

BE IT RESOLVED, by the Council of The City of San Diego, that
the City Manager hereby approves that document entitled "Miramar
Ranch North Public Facilities Financing Plan, July 28, 1988," a
copy of which is on file in the office of the City Clerk as
Document No. RR- 271792 .

APPROVED: John W. Witt, City Attorney

By 

John K. Riess
Deputy City Attorney

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(R-95-1511)

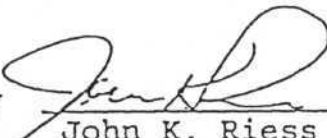
RESOLUTION NUMBER R- 285693

ADOPTED ON MAY 02 1995

RESOLUTION OF THE COUNCIL OF THE CITY OF SAN
DIEGO APPROVING THE MIRAMAR RANCH NORTH
PUBLIC FACILITIES FINANCING PLAN.

BE IT RESOLVED, by the Council of The City of San Diego,
that the City Council hereby approves that document entitled
"Miramar Ranch North Public Facilities Financing Plan, July 20,
1988, Revised July 28, 1988, Amended April 25, 1995," a copy of
which is on file in the office of the City Clerk as Document No.
RR-285693

APPROVED: JOHN W. WITT, City Attorney

By 
John K. Riess
Senior Deputy City Attorney

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I. Introduction

A. Scope Of Report

This report is the overall financing plan for the Miramar Ranch North Community Plan area and sets forth the major public facilities which will be needed by the time the ultimate build-out of the community is expected.

B. Authorities

The basis and authority for the preparation of the Miramar Ranch North Financing Plan are found in several documents which have been previously adopted by the City Council.

The "Progress Guide and General Plan for the City of San Diego", adopted by the City Council on February 26, 1979, sets forth the guidelines for the future development and planned growth. The Plan designates the Miramar Ranch North area as a "Planned Urbanizing Area" and suggests that needed community facilities be financed by special assessment district, impact fees, developer contributions and the City's General Fund. It also states that the prime responsibility for the provision of community facilities should be the developers'.

On August 11, 1980, the City Council adopted Council Policy 600-28 entitled "Requirements for the Development Approval in Planned Urbanizing Area". The Policy requires, in part, that a community facilities financing program shall be adopted by the City Council, setting forth the methods and sources of financing all needed improvements within a community.

While Resolution Number R253290, adopted on December 15, 1980, by the City Council, stated the intention to initiate proceedings for the designation of an Area of Benefit within the Miramar Ranch North area and directed the City Manager to make and file with the City Clerk a report, in

writing, pursuant to Section 61.2203 of the Municipal Code, which shall contain specific information concerning the application of a Facilities Benefit Assessment in the Miramar Ranch North area, it has been determined that the assessment proceeding is no longer necessary.

The Miramar Ranch North Community Plan, adopted by the City Council on May 21, 1987 by Resolution No. R-268372, is a set of proposals which serves as a guide for future public and private development within the Community through 2000.

C. 1995 Amendment

In order to implement the Miramar Ranch North Cost Reimbursement District, this Financing Plan was amended on April 25, 1995, by City Council Resolution No. R-285693 . The Amendment consisted exclusively of deleting references to funding from Curry development agreements for specific projects. The same funds would be used for public facilities consistent with the Cost Reimbursement District.

II. Public Facilities Financing Plan

A. General Requirements

The Progress Guide and General Plan ("General Plan") for the City of San Diego recommends the division of the City into planning areas which are designated as Urbanized, Planned Urbanizing and Future Urbanizing areas. The Miramar Ranch North area is a Planned Urbanizing area.

Council Policy 600-28 requires that, in the Planned Urbanizing areas of the City of San Diego, development approval for the "New Communities" and "Developing Communities" depends upon adoption of a plan for financing public facilities. Accordingly, on _____, the Council, by Resolution, adopted a Public Facilities Financing Plan for the Miramar Ranch North Community. This Community Financing Plan contains a development forecast and analysis, a summary of existing facilities, a capital improvement program listing public facility needs, and an analysis of proposed methods of financing, concluding with a specific financing strategy.

This Public Facilities Financing Plan shall be interpreted in a manner consistent with the requirements of the adopted community plan, any applicable Development Agreements, and any other discretionary permit applying to the lands within the Miramar Ranch North Community Planning Area.

B. Development Forecast and Analysis

Miramar Ranch North is presently undeveloped. Total development allocated for all ownerships is indicated in Table 1. Total development planned includes:

Table 1 Anticipated Building Permit Schedule

Miramar Ranch North (By City Fiscal Year)

Fiscal Year ²	Residential Units ¹				Comm./Indus. Acres			
	Sgl- Fam.	Multi- Fam.	Curry	Total ³	Comm.	Indus.	Curry ⁴	Total ⁵
1988-89	82	76	204	362	--	--	--	--
1989-90	242	231	204	677	7	33	20	60
1990-91	355	339	--	694	11	31	19	61
1991-92	387	370	--	757	7	22	--	29
1992-93	323	308	--	631	--	20	--	20
1993-94	259	246	--	505	--	20	--	20
1994-95	242	230	--	472	--	16	--	16
1995-96	197	188	--	385	--	--	--	--
1996-97	85	80	--	165	--	--	--	--
Total	2,172 ⁷	2,068 ⁷	408	4,648 ^{8,7}	25	142	39	206

- 1 Single-family includes very low, low and medium-low units per Community Plan definition; multi-family includes medium and medium-high units (townhouse and apartments).
- 2 Scheduled year of building permit issuance. Build-out and full occupancy expected 12 to 24 months thereafter.
- 3 The mix of units is approximate and the apportioning between single-family and multi-family permit requests may vary by year. Any unused units allocated in a given year may be carried over to subsequent years except as otherwise may be specified in a specific Development Agreement.
- 4 Does not include 15 acres of Curry industrial in the Sabre Springs Community Plan.
- 5 The mix of commercial and industrial is approximate and permit requests may vary by year. Any unused units allocated to in a given year may be carried over to subsequent years.
- 6 This schedule does not constitute a phasing or timing schedule of development for the community. Such schedules may be approved by Council by separate agreement.
- 7 Includes 880 DU of non-BCED ownership (See Appendix B)
- 8 Does not include two unused Curry/Multi-family units available per Community Plan.

- 206 acres of commercial and industrial facilities.

All commercial and industrial development plus about three-quarters of residential development are projected to occur between Fiscal Year (FY) 1989/1990 and FY 1994/1995. All of the Capital Facilities Projects (CIP) will be needed during that period except CIP #9-45. See Exhibit 1.

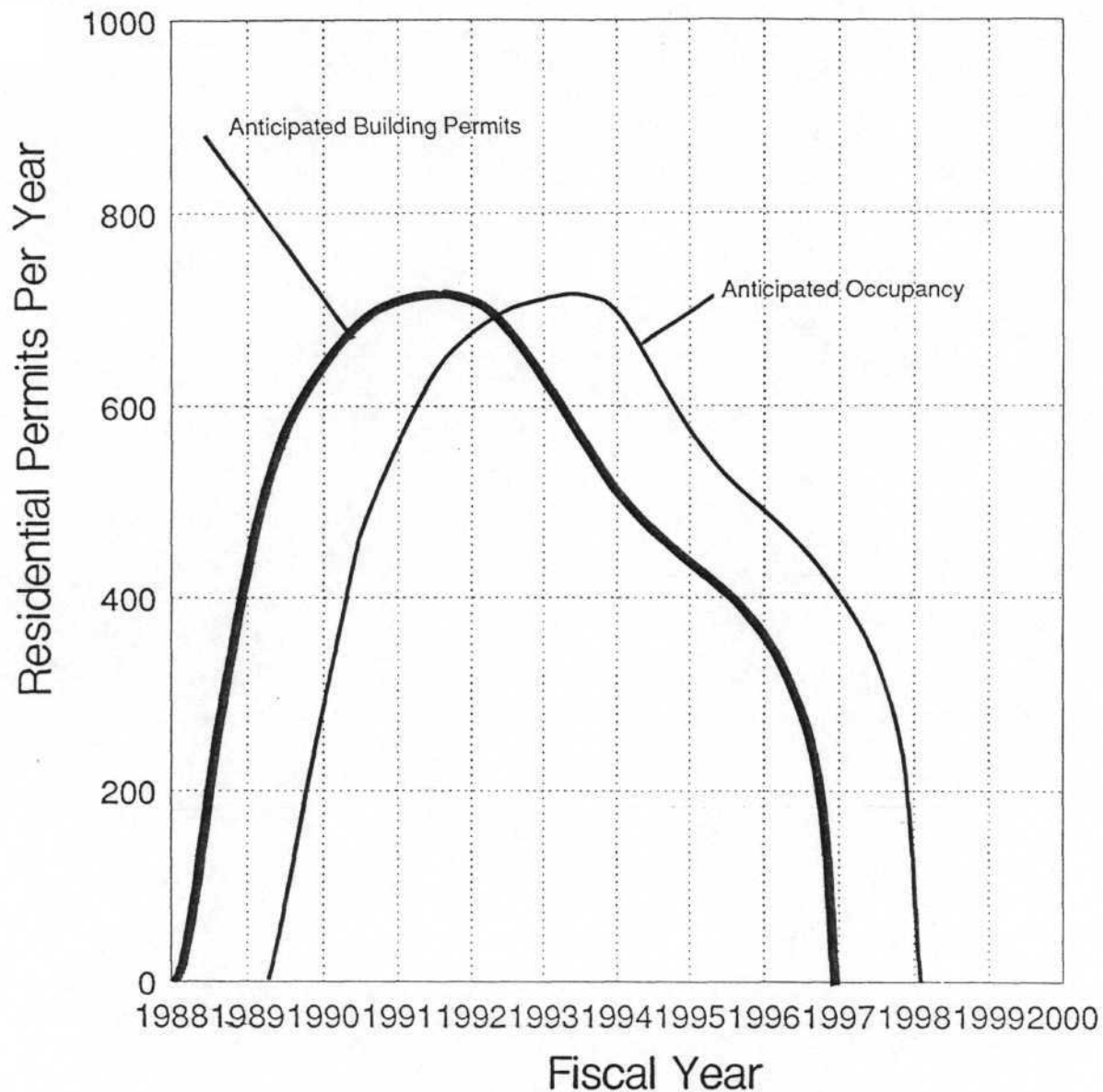
C. Annual Review

It should be noted that development projections are based on the best estimates of owners and developers as to how they see the future land development market. Obviously, certain economic events could preclude development from taking place as quickly as forecasted, or conversely could accelerate the pace of development. High interest rates and higher land and housing prices or an economic recession could significantly change the rate of development in Miramar Ranch North, as well as for all of the San Diego area. The City will closely monitor all development activity within the Miramar Ranch North area. To ensure that this program maintains its viability, an "Annual Review" will be performed, and recommended actions presented to Council. The Annual Review will include, but not necessarily be limited to, evaluation of the following:

1. Rate of inflation.
2. Interest rates.
3. Capital improvement projects to be constructed in the next fiscal year.
4. Costs of all facilities.
5. Community Plan compliance.
6. Rate of development.

D. Existing And Proposed Public Facilities And Services

Miramar Ranch North is presently undeveloped, it contains no public facilities other than two major power transmission lines. It is, however, within the service areas of the following agencies and public utility services:



Notes: (1) Per IDO Release Resolution no building permits will be allowed before Jan. 1989
 (2) Assume start of grading January 1989

EXHIBIT 1

Anticipated Permits & Occupancy Of Residential Units MIRAMAR RANCH NORTH

1. The City of San Diego will provide police protection, fire protection, library service, water and sewer service, trash collection, and park and recreation services as provided for in the Municipal Code, the Miramar Ranch North Community Plan and this Public Facilities Financing Plan.
2. The San Diego Unified School District is the agency responsible for providing school facilities and services. Under the terms of the Community Plan:
 - a. Prior to the recording of the first residential subdivision, the School District shall have created on at least 1,100 acres of Miramar Ranch North, a Community Facilities District which shall fund at the time all the developer fees for that 1,100 acres. In the event the Board of Education does not desire the creation of a Community Facilities District, the Board shall so notify the City Council and request that such Community Facilities District be deleted.
 - b. The westerly school site in Miramar Ranch North shall be graded at the time Scripps North Parkway is constructed (FY '89-90).
 - c. In the course of adoption of the Community Plan, BCED committed to a private (BCED) contribution of \$1,000,000 for school planning and sports field construction on the high school site with 2.a. above.

The combination of 2.(a), (b) and (c) and the San Diego Unified School District "Long Range Facilities Master Plan: 1986-2000" adopted January 1987, and revised December, 1987, demonstrates that Mira Mesa #10 Elementary School (in Miramar Ranch North) will be occupied in the Fall of 1990. This date ties in well with the forecasts of this Public Facilities Financing Plan. The same "Master Plan" sets the opening of the first increments of the Scripps Ranch High School in the Spring of 1992.

The Community Plan (p. 74) calls for a westerly elementary school site of 10 acres adjoining a 13-acre park (CIP 9-41) and an easterly school site of 5 acres adjoining a 20-acre park (CIP# 9-43).

While the SDUSD staff indicated agreement with this Community Plan designation, the current City preference is that a three acre

portion of each elementary school site will be owned by the school district and the balance of the area by the City of San Diego.

Although the school district policy and City preference are not as yet reconciled, this Finance Plan reflects the City preferred method.

Since the initial year of the development does not occur until fiscal 1991, there is sufficient time to permit the School District and City to reconcile the situation. Any changes to this document made necessary by a City/District negotiated agreement may be made during the mandated annual review

3. The San Diego Gas & Electric Company, Pacific Bell and the franchised cable company will provide respective services. Main service facilities adjoin Miramar Ranch North. Extensions of these systems will be funded by developers in accordance with utility rulings.
4. The San Diego Transit System will provide mass transit service. This Public Facilities Financing Plan demonstrates the provision of a Park and Ride facility within Miramar Ranch North.

E. Future Public Facility Needs

Miramar Ranch North Community Plan implementation will require the completion of 27 major capital facility projects, identified in Exhibit 2 and Table 2. By category, these may be summarized as follows:

1. Mercy Interchange Improvements.

Required capital projects are:

- a. Widening of the existing Interstate 15 underpass at Mercy Road to four lanes plus a left turn pocket for westbound to southbound traffic onto Interstate 15. This is required by the Community Plan to begin construction within 120 days after recordation of the first subdivision map.
- b. Construction of westbound to southbound improvements required in the February 1988 CalTrans study report. This work consists of six lanes through the underpass, minor modification of the ramps, installation of traffic signals on each side of

Capital Improvement Program Expenditure Items

- 9-11 Underpass Widening
- 9-12 Interchange Modification
- 9-13 Park-and-Ride
- 9-21 Scripps Ranch Blvd-West
- 9-22 Scripps Ranch Blvd-Central
- 9-23 Scripps Ranch Blvd-East
- 9-24 Scripps North Pkwy-West
- 9-25 Scripps North Pkwy-Central
- 9-26 Contribution for Off-Site Roads
- 9-27 Spring Canyon Road
- 9-28 Cypress Canyon Road
- 9-29 Reservoir Road
- 9-31 Miramar Pump Station Expansion
- 9-32 Water Reservoir & Booster Pump
- 9-33 Interceptor Ditch/Sewer-West
- 9-34 Interceptor Ditch/Sewer-Central
- 9-35 Interceptor Ditch/Sewer-East
- 9-36 Offsite Sewer-South
- 9-37 Offsite Sewer-North
- 9-41 Cypress Canyon Neighborhood Park
- 9-42 Lakeshore Park
- 9-43 Community Park
- 9-44 Traffic Signals
- 9-45 Recreation Building
- 9-46 Fire Station No. 37
- 9-47 Scripps Ranch Libr Contribution
- 9-48 Mass Transit Study Funding

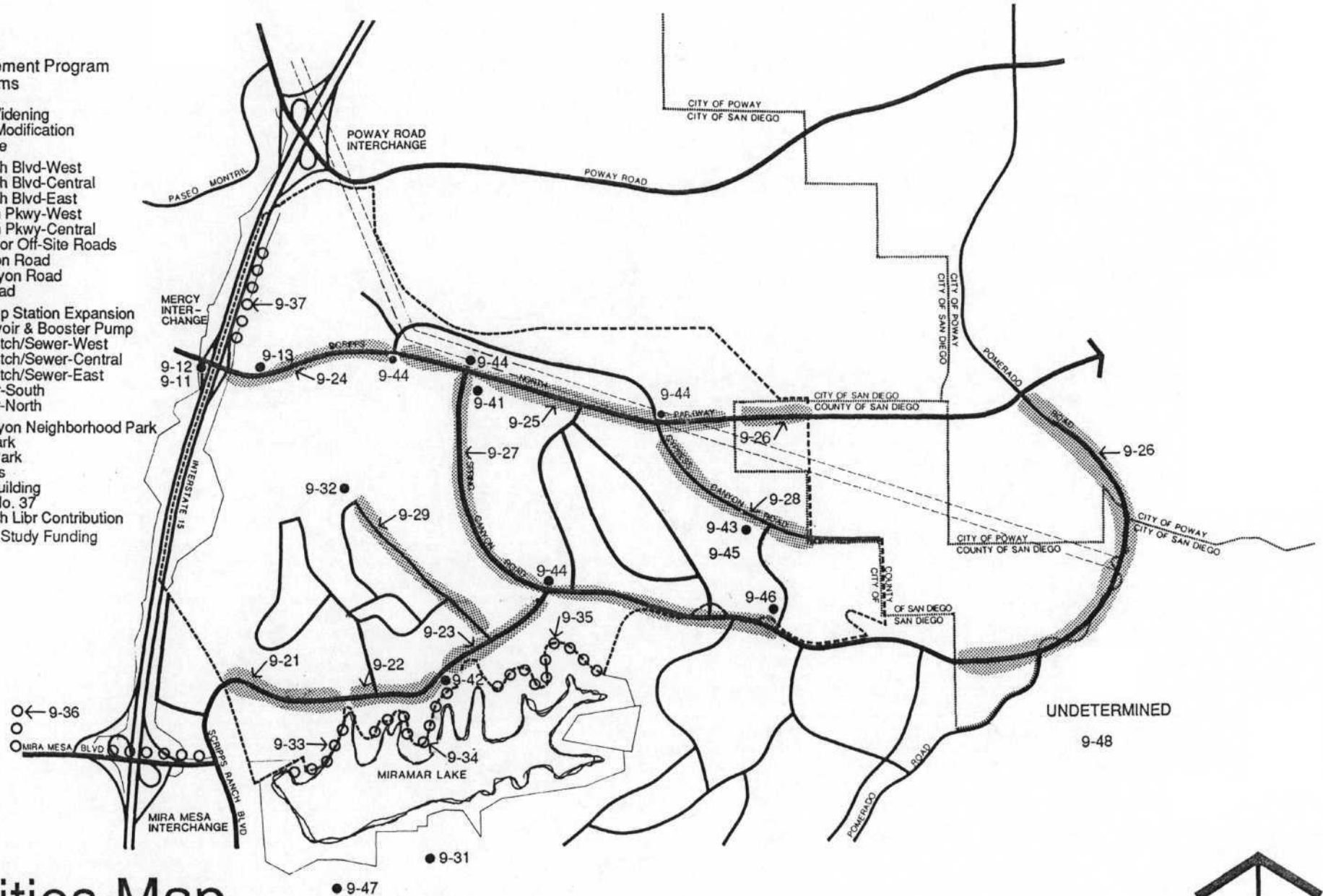


EXHIBIT 2

Facilities Map

MIRAMAR RANCH NORTH COMMUNITY PLAN

Table 2
Capital Facility Projects
Miramar Ranch North

Project Category/ Description	Project Number	Fiscal Yr.of Need	Est. Cost 1988-89 Dollars
			(Thousands of Dollars)
Mercy Interchange Improvements			
Underpass Widening	9-11	1990	\$ 2,400
Interchange Modification	9-12	1991	2,420
Traffic Signal & Park and Ride	9-13	1994	<u>935</u>
Total			5,755
Streets			
Scripps Ranch Blvd-West	9-21	1989&1991	6,100
Scripps Ranch Blvd-Central	9-22	1989&1992	1,400
Scripps Ranch Blvd-East	9-23	1989&1992	3,100
Scripps North Pkwy-West	9-24	1989&1990	4,600
Scripps North Pkwy-Central	9-25	1989&1990	5,600
Contribution for Off-Site Rds.	9-26	1989	2,100
Spring Canyon Road	9-27	1989&1990	7,500
Cypress Canyon Road	9-28	1991	2,600
Reservoir Road	9-29	1989&1992	<u>2,700</u>
Total			\$ 35,700
Utilities			
Miramar Pump Station	9-31	1990	140
Water Reservoir & Booster Pump	9-32	1990	4,000
Interceptor Ditch/Sewer-West	9-33	1991	420
Interceptor Ditch/Sewer-Central	9-34	1992	520
Interceptor Ditch/Sewer-East	9-35	1992	700
Off-Site Sewer-South	9-36	1991	1,900
Off-Site Sewer-North	9-37	1990	<u>270</u>
Total			\$ 7,950
Community Facilities			
Cypress Canyon Neighborhood Park	9-41	1991	\$4,000
Lakeshore Park	9-42	1992	1,300
Community Park	9-43	1993	5,000
Traffic Signals	9-44	1992&1994	540
Recreation Building	9-45	1996	630
Fire Station No. 37	9-46	1993	576
Scripps Ranch Library Contribution	9-47	1989&1993	2,350
Mass Transit Study Funding	9-48	1990	<u>50</u>
Total			\$14,446
Grand Total			\$ 63,851

Note: The costs shown for items 9-46 and 9-47 reflect only the portions of the project costs which are funded by Miramar Ranch North.

Interstate 15 and construction of an auxiliary lane south of Mercy Road on the west side of Interstate 15 to Mira Mesa Boulevard. The Community Plan requires this facility, ". . shall be open and usable by the public prior to occupancy of any structure which brings the community total to 2,700 (EDU)", and will comprise all of the Interstate 15 improvements required for the build-out of Miramar Ranch North.

2. Major Streets.

The major and arterial streets to serve Miramar Ranch North and adjoining communities are: Scripps Ranch Boulevard and Scripps North Parkway (aka Alternative 8A).

Timing of these facilities is strictly controlled by the Community Plan as applied to all projects permitted after May 21, 1987 within the Miramar Ranch North Community Planning Area.

- a. Scripps North Parkway, Alternative 8A, must be built from Mercy Crossing to the east boundary of BCED lands with the first development. Widening of a portion to six lanes is required prior to the occupancy of the 2,700th equivalent dwelling unit.
- b. Scripps Ranch Boulevard is required in part to accommodate the initial water system development. It will be developed to road standards as noted on the attached project data sheets.

3. Significant Collector Street

Spring Canyon Road must be built to a four lane configuration with the first residential subdivision.

4. Community Facilities.

Costs and timing of other necessary community facilities, such as parks, library and fire station, are set forth on the respective project data sheets.

The Community Plan, Section 7, (pager 57) calls for "Five pocket parks . . .to be strategically located within the community." These pocket parks are to be about one acre in size. The pocket parks will be a developer construction cost and will be maintained by the Open Space Maintenance District. The pocket parks will be ac-

quired by Park and Recreation through normal open space acquisition procedures and thus are not included in this financing plan.

It must be noted that development can not proceed or go beyond the indicated thresholds unless and until the noted, necessary facilities projects are assured. In order that individual development projects proceed, it shall be the developer's responsibility to provide such facilities. In such cases, reimbursement agreements may be appropriate.

Detailed data sheets on each individual project are found in the appendix to this report.

Land costs are included in seven of the 27 projects. These include the Mercy Interchange project, three park facilities, Fire Station #37, Park and Ride, and Library.

The magnitude of these costs makes it evident that a carefully constructed financing program must be implemented to insure the provision of adequate facilities at a time when they are needed. Based upon the tentative development schedule presented in Table 1 and the specific requirements of the community plan, individual years of need have been determined for each of the facility projects, as identified in Table 2. These schedule years are not binding upon subsequent development, but have been useful in estimates of cost.

Table 3 identifies those projects and costs thereof which will be required during the first three years of development, fiscal years 1988-89 through 1990-91. As indicated, 76.6% of the total project costs (or about \$50 Million) will need to be incurred during this near-term period. This situation makes it imperative from the developers' standpoint that a reasonable and equitable basis for cost sharing be established at the outset. This will require close cooperation between the several major property owners and the City of San Diego.

Table 3
Capital Facility Project Costs
By Fiscal Year Of Need

Project#/Description		1988-89	1989-90	1990-91	1991-92 & Beyond
----- Thousands of Dollars -----					
9-11	Underpass Widening	300	2,100		
9-12	Interchange Modification	300	220	1,900	
9-13	Traffic Signal & Park and Ride				935
9-21	Scripps Ranch Blvd-West	4,400		1,700	
9-22	Scripps Ranch Blvd-Central	600			800
9-23	Scripps Ranch Blvd-East	1,200			1,900
9-24	Scripps North Pkwy-West	1,700	2,900		
9-25	Scripps North Pkwy-Central	1,200	4,400		
9-26	Contribution for Off-Site Rds	2,100			
9-27	Spring Canyon Road	1,800	5,700		
9-28	Cypress Canyon Road			2,600	
9-29	Reservoir Road	1,500			1,200
9-31	Miramar Pump Sta.Expansion		140		
9-32	Water Reservoir & Booster Pump		4,000		
9-33	Interceptor Ditch/Sewer-West			420	
9-34	Interceptor Ditch/Sewer-Central				520
9-35	Interceptor Ditch/Sewer-East				700
9-36	Off-Site Sewer-South			1,900	
9-37	Off-Site Sewer-North		270		
9-41	Cypress Canyon Neighborhood Prk			4,000	
9-42	Lakeshore Park				1,300
9-43	Community Park				5,000
9-44	Traffic Signals.				540
9-45	Recreation Building				630
9-46	Fire Station #37	300			276
9-47	Scripps Ranch Library Contribution	1,250			1,100
9-48	Mass Transit Study Funding		50		
Total		\$16,650	\$19,780	\$12,520	14,901
Grand Total =			--- \$63,851 ---		
% of Total		26.1	31.0	19.6	23.3

Note: Includes only those costs which are funded by Miramar Ranch North, cost figures shown in this table for items 9-46 and 9-47 are only a portion of the full project cost.

F. Financing Strategy: General Considerations

Three basic methods are available for sharing the total financing of Miramar Ranch North capital facilities:

- Developer construction and or payment through the normal subdivision process.¹
- Utilization of assessment district procedures, such as a 1913/1915 Act District or a special tax such as a Community Facilities District (Mello Roos).
- Provide a cost sharing mechanism among the various owners in the Community Plan.

This financing plan has assigned each project (on a preliminary basis) to one of these methods.

While the greater portion of Miramar Ranch North is presently under one ownership (BCED), there are other property owners who will benefit from the required public projects. One or more of the following financing methods will be needed:

1. Developer Payment/ Subdivision

General Plan and City Council Policy provide that the responsibility for providing needed public facilities in Planned Urbanizing Areas, such as the Miramar Ranch North Community Planning Area, rests with the developers. Further, the adopted community plan sets forth precise thresholds for various public facilities. The developer of any project exceeding any threshold set forth in the community plan text is responsible for providing the required public facilities before a threshold may be exceeded. Three methods for providing these public facilities are:

- a. Direct construction by a single developer (or land owner) under conventional subdivision map act procedures.

¹ Where the term "developer" is used in the MRN CIP sheets, it shall mean BCED or its successors in interest, subject to reimbursement agreements if suitable and approved by City Council.

- b. Direct payment by two or more developers (or land owners) through a predetermined cost-sharing arrangement.
- c. Direct payment by one or more developers (or land owners) with subsequent cost reimbursement by others who benefit from this improvement, through established cost reimbursement procedures.

Specific methodology to be employed utilizing developer/sub-division financing is a matter for later determination. The Miramar Ranch North Financing Plan does not require that this level of detail be specified.

Any developer or developers may petition the City Council to initiate public financing procedures which, if finalized, may be used to finance the various facilities required.

In the event such public financing is not approved, then the developer must still provide the necessary facilities if the project proposed by the developer will exceed any threshold set forth in the community plan.

2. Assessment Or Special District Procedures

Specific assessment or other special district procedures which may be utilized upon necessary Council approval include the following:

- a. 1913/1915 Assessment Districts. Special assessment financing, using 1913/1915 Assessment Acts may be used as a supplementary or alternative method of financing some facilities such as streets, sidewalks, sewers, water lines, storm drains and lighting facilities.
- b. Other Districts. State legislation, such as the Mello-Roos Act of 1982, has been enacted for providing methods of financing public facilities in new and developing areas. The formation of Community Facility Districts may be initiated by owner/developer petition.

As discussed subsequently, this financing plan calls for possible utilization of Community Facilities District procedures and/or 1913/1915 procedures. This financing plan is subject to amendment, should other assessment procedures be more applicable at a later date.

Note: Developer provided parks will take the place of the "Park Fees" otherwise collected pursuant to Sections 102.0406.06 and 96.0403 of the San Diego Municipal Code.

G. Financial Strategy-- Individual Project Alternatives

The 27 projects listed in Table 4 2 and Appendix A will be handled by the developer through one or more of the following means:

- Direct developer construction or payment through normal subdivision procedures.
- Utilization of a Mello-Roos Community Facilities District.
- Utilization of 1913/1915 assessment procedures.

Any Mello-Roos or other assessment procedures utilized will be established on a fair and equitable basis. Any projects that are not covered by Mello-Roos or other assessment district procedures as will be finally determined will be borne directly by the developer.

H. Coordination With Curry Development Agreements

Robert T. and Raedene Curry have two development agreements with the City of San Diego that relate directly to the Miramar Ranch North Financing Plan. These agreements are as follows:

1. An agreement executed November 8, 1983, covering 47.3 acres of land in Miramar Ranch North, allowing development of 408 condominiums, consistent with the Miramar Ranch North Community Plan.
2. An agreement executed July 16, 1984, covering 123 acres of industrial development in both Miramar Ranch North and Sable Springs. Maximum building space allowable is approximately 1.3 million square feet of multi-tenant office facilities or 2.3 million square feet of industrial or single-tenant office facilities. While this development lies within two Community Plan areas, its access will be only from Miramar Ranch North.

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Table 4

Capital Facility Project Costs

Project#/Description	Developer/ Com. Facil. Dist/ Assessment District	Prior Devel- opment Agreement (Curry)	Total
--- Thousands of Dollars ---			
9-11 Underpass Widening	\$2,400	--	2,400
9-12 Interchange Modification	1,564	856	2,420
9-13 Traffic Signal & Park and Ride	781	154	935
9-21 Scripps Ranch Blvd-West	\$ 6,100	--	6,100
9-22 Scripps Ranch Blvd-Central	1,400	--	1,400
9-23 Scripps Ranch Blvd-East	3,100	--	3,100
9-24 Scripps North Pkwy-West	4,600	--	4,600
9-25 Scripps North Pkwy-Central	5,600	--	5,600
9-26 Contribution For Off Site Roads	2,100	--	2,100
9-27 Spring Canyon Road	7,500	--	7,500
9-28 Cypress Canyon Road	2,600	--	2,600
9-29 Reservoir Road	2,700	--	2,700
9-31 Miramar Pump Sta. Expansion	140	--	140
9-32 Water Reservoir & Booster Pump	4,000	--	4,000
9-33 Interceptor Ditch/Sewer-West	420	--	420
9-34 Interceptor Ditch/Sewer-Central	520	--	520
9-35 Interceptor Ditch/Sewer-East	700	--	700
9-36 Off-Site Sewer-South	1,900	--	1,900
9-37 Off-site Sewer North	270	--	270
9-41 Cypress Canyon Neighborhood Prk	3,325	675	4,000
9-42 Lakeshore Park	1,300	--	1,300
9-43 Community Park	5,000	--	5,000
9-44 Traffic Signals Spring Cnyn Rd.	540	--	540
9-45 Rec. Building	630	--	630
9-46 Fire Station #37	390	186	576
9-47 Scripps Ranch Library Contribution	2,234	116	2,350
9-48 Mass Transit Study Funding	50	--	--50
Total	\$61,864	1,987	63,851
% of Total	96.9	3.1	100.0

Notes: Reimbursement contracts will be used where appropriate for equitable cost sharing.
Table does not include contributions from outside Miramar Ranch North.

Since these agreements were executed prior to approval of the Community Plan Amendment for Miramar Ranch North, there may be some inconsistencies between the documents which will be resolved appropriately. However these agreements do call for this developer to provide significant public facilities, including landscaping, open space, streets and utilities. They also specify that the developer must participate in the financing of other public facilities, including the following: among others, fire station, library, community park, park and ride facility, neighborhood parks, Mercy Road interchange, and traffic signals.

Improvement Cost Participation per Curry Development Agreements		
	1. Residential	2. Industrial
Mercy Interchange Improvements	X	X
Mercy Interchange Traffic Signals	X	X
Fire Station	X	X
Park-and-Ride	X	X
Library	X	
Community Park	X	
Neighborhood Parks	X	
Other Improvements per Developer Agreements and Conditions of Approval	X	X

This financing assistance will be through payment of a development fee at time of building permit issuance, as follows:

1. Residential. \$2,368.80 per residential unit, starting fiscal year 1983-84. The 1988-89 figure has been set at \$3,023.26 per unit. Annual escalation is at a 5% rate.
2. Industrial. Established at \$9,062 per net industrial acre in fiscal year 1983-84, with a 1988-89 figure of \$13,944, reflecting a 9% annual escalation factor.

The development agreements specify that these fees will be the only fees charged to Curry by the City to provide those public facilities.

The development agreements do not specify a detailed allocation of these fees for various public facility components. This is because of the computational nature of their determination, involving variations in cost and

time schedule. However, the fees were based on the following items and cost estimates, expressed in 1982-83 dollars:

Item	Amount (in 1983 \$)
Mercy Interchange	\$ 3,019,080
Park-and-Ride	580,000
Traffic Signals (2)	200,000
Fire Station #37	698,252
Library	1,182,467
Parks	6,865,020
Total	\$12,544,819

DELETE

Table 5

Curry Participation Per Development Agreements

Total Curry Contribution (1989 Dollars):

Industrial Contribution (1989 Dollars): \$13,944/ac. X 54 ac.= \$ 753,000
Residential Contribution (1989 Dollars): \$3,023.26 X 408 DU= 1,234,000

Total \$ 1,987,000

CIP No.	Project Description	Allocation Of --- Industrial ---		Allocation Of --- Residential ---		Total
		% of 753,000 Contribution	Amount 000's	% of 1,234,000 Contribution	Amount 000's	
9-12	Interchange & Signals	71.6	539	25.7	317	856
9-13	Park & Ride	12.9	97	4.6	57	154
9-41	Parks	0.0	0	54.7	675	675
9-46	Fire Station	15.5	117	5.6	69	186
9-47	Library	0.0	0	9.4	116	116
Total		100.0%	\$ 753	100.0%	\$ 1,234	\$ 1,987

1 - These amounts have been inserted into the applicable CIP sheets.

APPENDIX A
FACILITIES PROJECTS SUMMARY
C.I.P. PROJECT DATA SHEETS

Miramar Ranch North - Facilities Projects

Description		Fiscal Year of Need	Estimated Cost (1989)	Funding Source	
Project Number				Developer	Other
Transportation Improvements: Mercy Interchange					
11	Widening of underpass to four lanes plus turn pockets.	1990	2,400,000	2,400,000	--
12	Construction of southbound off-ramp, southbound on-ramp, northbound off-ramp, northbound on-ramp, auxiliary southbound lane, bikepath and signals.	1991	2,420,000	1,564,000 <u>2,420,000</u>	-856,000
13	Construction of an approximately 1.5 acre, 120 space park-and-ride facility and traffic signal on Scripps North Parkway.	1994	935,000	-781,000 <u>935,000</u>	-154,000
Transportation Improvements					
21	Design and construction of a 4-lane major street from the existing Scripps Ranch Boulevard; 78' curb-to-curb, 98' ROW, approximately 2,250' in length.	1989/91	6,100,000	6,100,000	--
22	Design and construction of a 4-lane major street from the existing Scripps Ranch Boulevard; 78' curb-to-curb, 98' ROW, approximately 1,600' in length.	1989/92	1,400,000	1,400,000	--
23	Design and construction of a 4-lane major street from the existing Scripps Ranch Boulevard; 78' curb-to-curb, 98' ROW, approximately 2,800' in length.	1989/92	3,100,000	3,100,000	--
24	Design and construction in two phases of two additional underpass lanes and a 6-lane primary arterial from the existing Mercy Interchange to the intersection of Scripps North Parkway and the western access road to the Northridge Industrial Park. Portions of the road east of development area 28 include a linear greenway. Curb-to-curb 102', ROW 122-132'; approximately 2,800 in length.	1989/90	4,600,000	4,600,000	--

Miramar Ranch North - Facilities Projects

Project Number	Description	Fiscal Year of Need	Estimated Cost (1989)	<u>Funding Source</u>	
				Developer	Other
25	Design and construction of a 6-lane major street from the intersection of Scripps North Parkway and the western Northridge Industrial Park access road to the intersection of Spring Canyon Road, then a 4-lane major from Spring Canyon Road to the easterly boundary of the BCED ownership. Portions of the road located west of Cypress Canyon Road, include a 20-foot wide linear greenway. The six lane portion has a curb-to-curb width of 102' and a 122' ROW and is approximately 1,450 feet long. The 4-lane portion has a curb-to-curb width of 78', and a 98' ROW of 118' (with greenway); and is approximately 3,750 feet in length.	1989/90	5,600,000	5,600,000	--
26	Contribution from the Miramar Ranch North property owners to help the City of San Diego fund construction of portions of Scripps North Parkway through the McCrink property, and Pomerado/Spring Canyon Road, also east of the planning area.	1989	2,100,000	2,100,000	--
27	Construction of a 4-lane major or collector road from Scripps North Parkway to the existing portion of Spring Canyon Road located northeast of development area 32. The road will be 72' curb-to-curb on a 98' ROW or 64' curb on an 84' ROW. There is 6,678' of full ROW and 2,414' of half ROW.	1989/90	7,500,000	7,500,000	--
28	Construction of a 4-lane collector road with linear greenway from Scripps North Parkway to the north-south collector. The road will be 72' curb-to-curb on an 112' ROW, which includes a 20-foot wide linear greenway. There is 2,700' of full ROW.	1991	2,600,000	2,600,000	--
29	Design and construction of a 2-lane collector street from Scripps Ranch Boulevard to the reservoir site. The curb width is 40-feet within a 60-foot ROW, approximately 2,650 feet in length. Includes curbs, gutters and sidewalks, paving, storm drains, sewer and utilities.	1989/92	2,700,000	2,700,000	--
Utilities					
31	Miramar Pump Station Expansion ; expansion of the existing pump station and construction of a portion of the water system to serve the entire community.	1990	140,000	140,000	--

Miramar Ranch North - Facilities Projects

Project Number	Description	Fiscal Year of Need	Estimated Cost (1989)	Funding Source	
				Developer	Other
32	Construction of a 4.5 mg. reservoir and a booster pump station.	1990	4,000,000	4,000,000	--
33	Construction of a fenced paved channel approximately 3,300' in length and sewer.	1991	420,000	420,000	--
34	Construction of a fenced, paved channel and sewer approximately 3,500' in length.	1992	520,000	520,000	--
35	Construction of a fenced, paved channel and sewer approximately 5,250 feet in length.	1992	700,000	700,000	--
36	Construction of a 15" to 18"-sewer line off-site from Scripps Ranch Boulevard within Mira Mesa Boulevard then Black Mountain Road to intercept the Penasquitos Trunk.	1991	1,900,000	1,900,000	--
37	Construction of an 18" offsite sewer line from Spring Canyon Road to the Penasquitos trunk sewer.	1990	270,000	270,000	--
Community Facilities					
41	Acquisition and development of a 13-acre neighborhood park to include playfields, open play areas, and other recreational facilities and development. Acquisition and development of 7.0 acres of two multi-sports field area shared with the school district (see page 8).	1991	4,000,000	3,325,000 <u>4,000,000</u>	675,000
42	Construction of a vista point with lake access, 20 parking spaces, and landscaped areas.	1992	1,300,000	1,300,000	
43	Acquisition and construction of a 22 acre combined Neighborhood/ Community park in conjunction with and adjacent to the eastern elementary school site, of three acres for a combined park and school area of 25 acres	1993	5,000,000	5,000,000	
44	Installation of traffic signals on Spring Canyon Road and Scripps North Parkway.	1992 & 1994	540,000	540,000	

Miramar Ranch North - Facilities Projects

Project Number	Description	Fiscal Year of Need	Estimated Cost (1989)	<u>Funding Source</u>	
				Developer	Other
45	This project will provide a recreation building to serve residents of Miramar Ranch North.	1996	630,000	630,000	--
46	Construction of and furnishings for a 6,500 square-foot, 8 person, 3 stall fire station on a one acre site. Note: funding shown includes amounts from the Scripps Miramar Ranch area (\$22,000) and from the City (\$502,000).	1993	1,600,000	390,000 <u>576,000</u>	1,210,000 <u>1,024,000</u>
47	Construction of the proposed Scripps Ranch Library to be located on the south side of Scripps Lake Drive, within the Meanly Ranch area. Note: funding shown includes amounts from the Scripps Miramar Ranch area (\$2,000,000) and from the City (\$2,000,000).	1989/93	6,350,000	2,234,000 <u>2,350,000</u>	4,116,000 <u>4,000,000</u>
48	A payment of \$50,000 to the Metropolitan Transit Development Board (MTDB) to use toward studies of development of a rail system adjacent to Miramar Ranch North within the I-15 corridor.	1990	50,000	50,000	--
			<u>\$ 68,875,000</u>	\$ 61,864,000 <u>\$63,851,000</u>	\$7,011,000 <u>\$5,024,000</u>

APPENDIX A

CITY OF SAN DIEGO, CALIFORNIA CAPITAL IMPROVEMENTS PROGRAM

TITLE: Mercy Road/I-15 Interchange
Interchange Modification

NO. 9-12

COMMUNITY PLAN AREA : Miramar Ranch North

NO.

COUNCIL DISTRICT 5

DEPARTMENT/DIVISION : Engineering and Development/Transportation

NO.

INITIAL SCHEDULE

LAND (L) - 220,000; ENGINEERING/CONSTRUCTION (D,C) - 2,200,000

TOTAL FUNDING BY SOURCE	REVENUE SOURCE	FY 1989	1990	1991	1992	1993	1994	1995	1996	1997
2,420,000				1,900,000						
1,564,000	Developer	300,000	220,000	1,044,000						
	Prior City Develop-									
856,000	ment Agreement			856,000						
		D	L	C						
TOTAL COST (2)\$ 2,420,000 (FY '89 DOLLARS)		300,000	220,000	1,900,000						

Description: Construction of southbound off-ramp, southbound on-ramp, northbound off-ramp, northbound on-ramp, auxiliary southbound lane, bikepath and traffic signals. Final design configuration and phasing shall conform to preliminary design per CALTRANS Project Studies Report, Alternative A, Stage I.

Justification: Construction of the interchange is mandated by the Miramar Ranch North Community Plan.

Scheduling: This facility shall be open and usable upon approval of the occupancy permit for the residential, commercial, or industrial structure which equals 2,700 equivalent dwelling units, not including parcel 33 as set forth in Table 21 of the community plan.

Relationship to Community Plan: Construction of this interchange will allow entire build-out of the Miramar Ranch North Community Plan as approved by the City Council May, 1987. Mercy interchange is shown as part of the major street system in Miramar Ranch North.

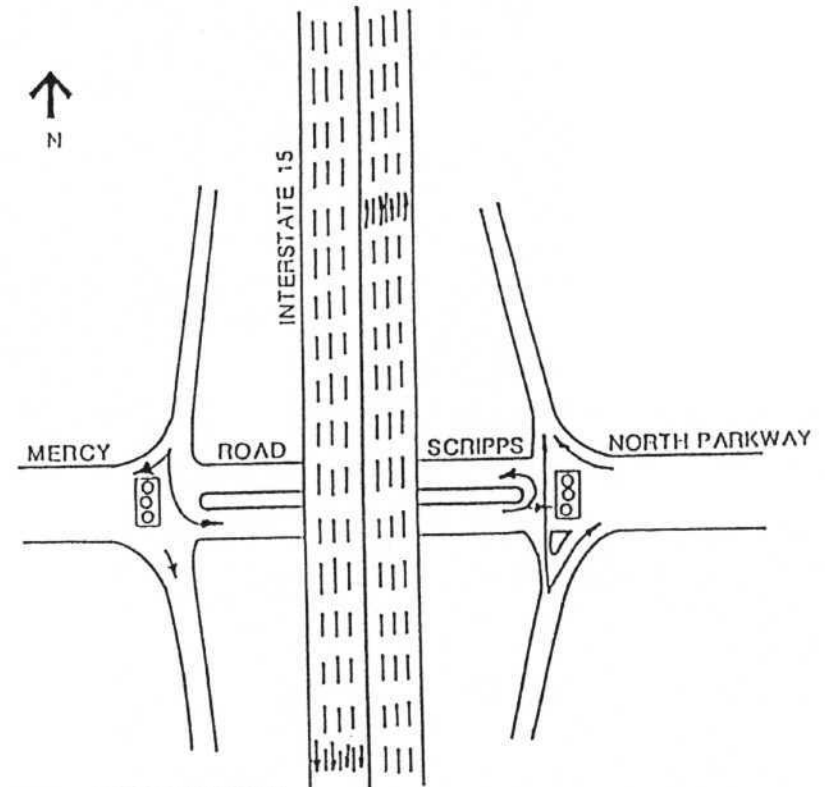
Cost Breakdown:

Improvement Costs	\$2,130,000
Cost of City Services	0
Land Acquisition Cost	220,000
Subtotal	2,350,000
Support Services	70,000
TOTAL PROJECT COST	\$2,420,000

Notes:

- (1) Engineering and construction includes 25% for contingencies and incidentals.
- (2) Costs herein are estimated as of June 30, 1989.
- (3) This project designed by developer and constructed through City by agreement with Caltrans.
- (4) The PSR has not yet been approved by CalTrans

Last Revision: July 26, 1988



SCHEMATIC REPRESENTATION
OF ULTIMATE CONFIGURATION

APPENDIX A

CITY OF SAN DIEGO, CALIFORNIA
CAPITAL IMPROVEMENTS PROGRAM

TITLE: Park and Ride, Traffic Signal

NO. 9-13

COMMUNITY PLAN AREA : Miramar Ranch North

NO.

COUNCIL DISTRICT 5

DEPARTMENT/DIVISION : Engineering and Development/Transportation

NO.

INITIAL SCHEDULE

LAND (L) = 450,000; ENGINEERING/CONSTRUCTION (D,C) = 405,000

TOTAL FUNDING BY SOURCE	REVENUE SOURCE	FY 1989	1990	1991	1992	1993	1994	1995	1996	1997
935,000							435,000			
781,000	Developer:				50,000	450,000	281,000			
	Prior City Devel-									
154,000	oper Agreement:						154,000			
					D	L	C			
TOTAL COST \$	935,000 (FY '89 DOLLARS)				50,000	450,000	435,000			

Description: Construction of an approximately 1.5 acre, 120 space park-and-ride facility and traffic signal on Scripps North Parkway.

Justification: A park-and-ride facility is designated in the community plan in order to encourage transit alternatives to private vehicular travel. Caltrans has also designated major freeway intersections appropriate for park-and-ride facilities. Anticipated traffic volumes will require signalized traffic control.

Scheduling: Expected need in 1994, no design has been started. Signal is to be installed with Park & Ride or commercial area, which ever comes first.

Relationship to Community Plan: The site is designated in the Miramar Ranch North Community Plan.

Cost Breakdown:

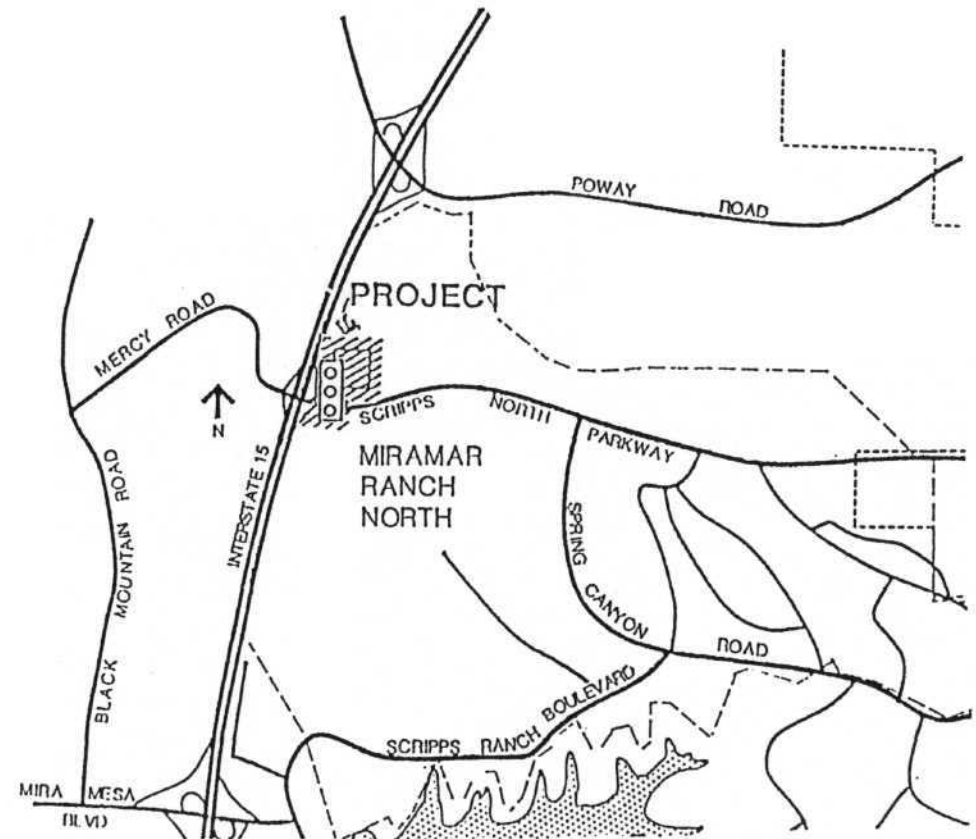
Improvement Cost	\$298,000
Traffic Signal	122,000
Cost of City Services	-0-
Land Acquisition Cost ⁽¹⁾	450,000

Subtotal	\$870,000
Support Services	65,000

TOTAL COST \$935,000

Notes:

- (1) Land acquisition cost is based on 1.5 acres @ \$7.00/SF which includes rough grading.
 (2) Engineering and Construction includes 25% for contingencies and incidentals.



Last Revision: July 28, 1988

CITY OF SAN DIEGO, CALIFORNIA
CAPITAL IMPROVEMENTS PROGRAM

NO. 9-21

NO. COUNCIL DISTRICT 5
NO. INITIAL SCHEDULE

TOTAL FUNDING BY SOURCE		REVENUE SOURCE	FY 1989	1990	1991	1992	1993	1994	1995	1996	1997
6,100,000	Developer	4,400,000		1,700,000							
		D, C		C							
TOTAL COST(2) \$	6,100,000 (FY '89 DOLLARS)	4,400,000		1,700,000							

- (1) Water system expenditures will be subject to a future reimbursement agreement.
- (2) Total cost includes 25% for contingencies and incidentals.



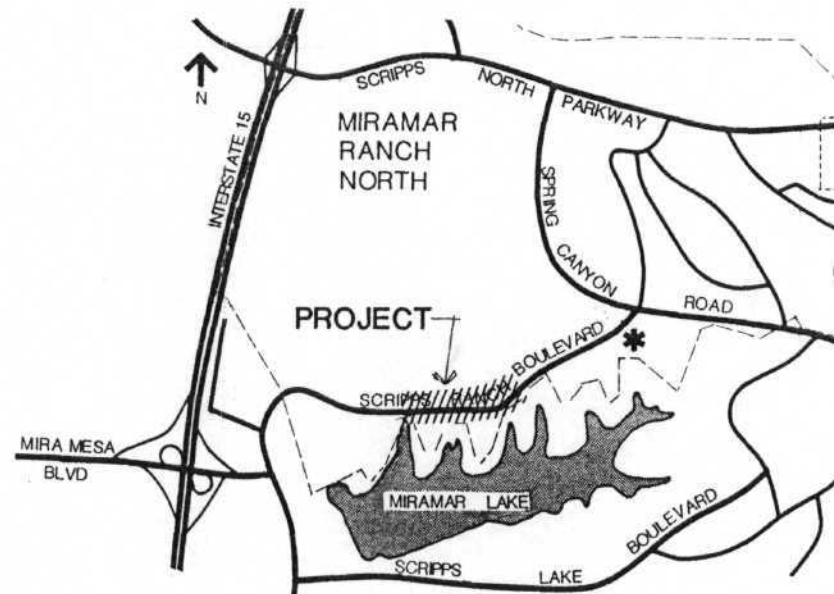
CITY OF SAN DIEGO, CALIFORNIA
CAPITAL IMPROVEMENTS PROGRAM

NO. 9-22

NO. COUNCIL DISTRICT 5
NO. INITIAL SCHEDULE

TOTAL FUNDING BY SOURCE	REVENUE SOURCE	FY 1989	1990	1991	1992	1993	1994	1995	1996	1997
1,400,000	Developer	600,000			800,000					
		D,C			C					
TOTAL COST(2) \$ 1,400,000	(FY '89 DOLLARS)	600,000			800,000					

- (1) Water system expenditures will be subject to a future reimbursement agreement.
- (2) Total cost includes 25% for contingencies and incidentals.



Last Revision: July 28, 1988

CITY OF SAN DIEGO, CALIFORNIA
CAPITAL IMPROVEMENTS PROGRAM

NO. 9-23

NO.

COUNCIL DISTRICT 5

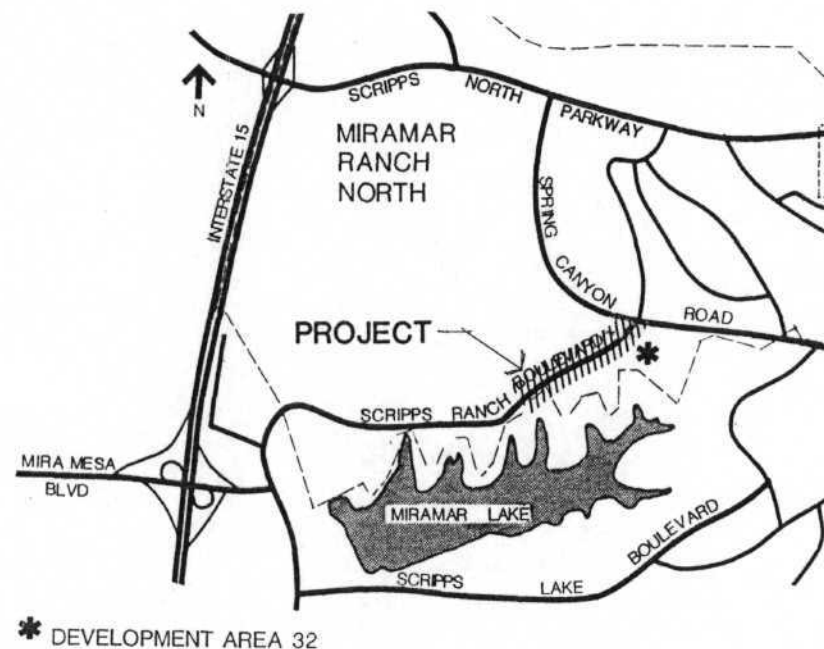
NO.

INITIAL SCHEDULE

ENGINEERING/CONSTRUCTION (D,C) = 2,769,000; WATER (1)=331,000

TOTAL FUNDING BY SOURCE	REVENUE SOURCE	FY 1989	1990	1991	1992	1993	1994	1995	1996	1997
3,100,000	Developer	1,200,000			1,900,000					
		D.C			C					
TOTAL COST(3)\$ 3,100,000	(FY '89 DOLLARS)	1,200,000			1,900,000					

- (1) Water system expenditures will be subject to a future reimbursement agreement.
- (2) Total cost includes 25% for contingencies and incidentals.
- (3) Half width street improvements adjacent to the Lakeshore Park, CIP No. 9-42.



CITY OF SAN DIEGO, CALIFORNIA
CAPITAL IMPROVEMENTS PROGRAM

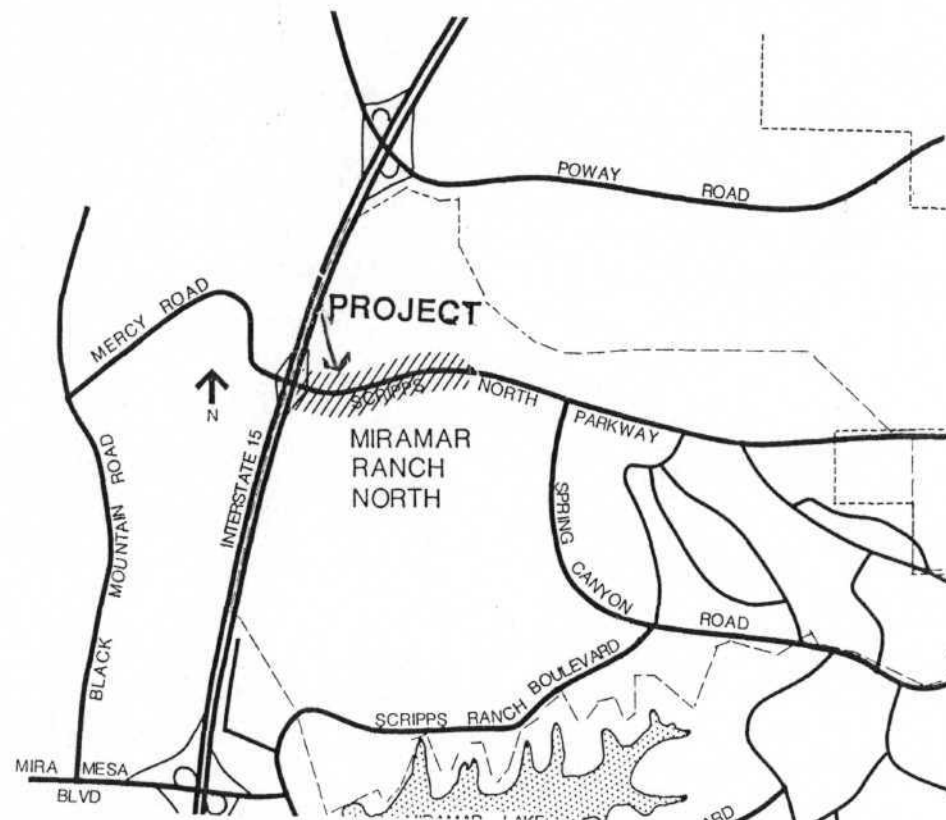
NO. 9-24

NO.	COUNCIL DISTRICT	5
NO.	INITIAL SCHEDULE	

ENGINEERING/CONSTRUCTION (D.C)=4,215,000; WATER⁽¹⁾= 259,000; SEWER = 126,000⁽¹⁾

TOTAL FUNDING BY SOURCE		REVENUE SOURCE	FY 1989	1990	1991	1992	1993	1994	1995	1996	1997
4,600,000	Developer	1,700,000	2,900,000								
			D,C	C							
TOTAL COST(2) \$	4,600,000 (FY '89 DOLLARS)	1,700,000	2,900,000								

- (1) Water and sewer system expenditures will be subject to a future reimbursement agreement.
- (2) Total cost includes 25% for contingencies and incidentals.



CITY OF SAN DIEGO, CALIFORNIA
CAPITAL IMPROVEMENTS PROGRAM

NO. 9-25

NO.	COUNCIL DISTRICT	5
NO.	INITIAL SCHEDULE	

ENGINEERING/CONSTRUCTION (D.C)= 5,094,000; WATER(1)= 319,000; SEWER(1)= 187,000

TOTAL FUNDING BY SOURCE	REVENUE SOURCE	FY 1989	1990	1991	1992	1993	1994	1995	1996	1997
5,600,000	Developer	1,200,000	4,400,000							
		D,C	C							
TOTAL COST(2) \$ 5,600,000	(FY '89 DOLLARS)	1,200,000	4,400,000							

- (1) Water and sewer system expenditures will be subject to a future reimbursement agreement.
- (2) Total Cost includes 25% for contingencies and incidentals.
- (3) Halfwidth street improvements adjacent to Cypress Canyon Neighborhood Park, CIP 9-41.

The map shows the Miramar Ranch North area. A north arrow points towards the top left. Interstate 15 runs vertically along the left side. Poway Road runs horizontally at the top. Scripps Ranch Boulevard runs horizontally across the middle. Miramar Lake is located at the bottom. A shaded area labeled 'PROJECT' is situated between Scripps Ranch Boulevard and Poway Road, bounded by a dashed line to the west and a solid line to the east. The area to the west of the project is labeled 'MIRAMAR RANCH NORTH'. Other labels include 'SCRIPPS RANCH' and 'SPRING CANYON ROAD'.

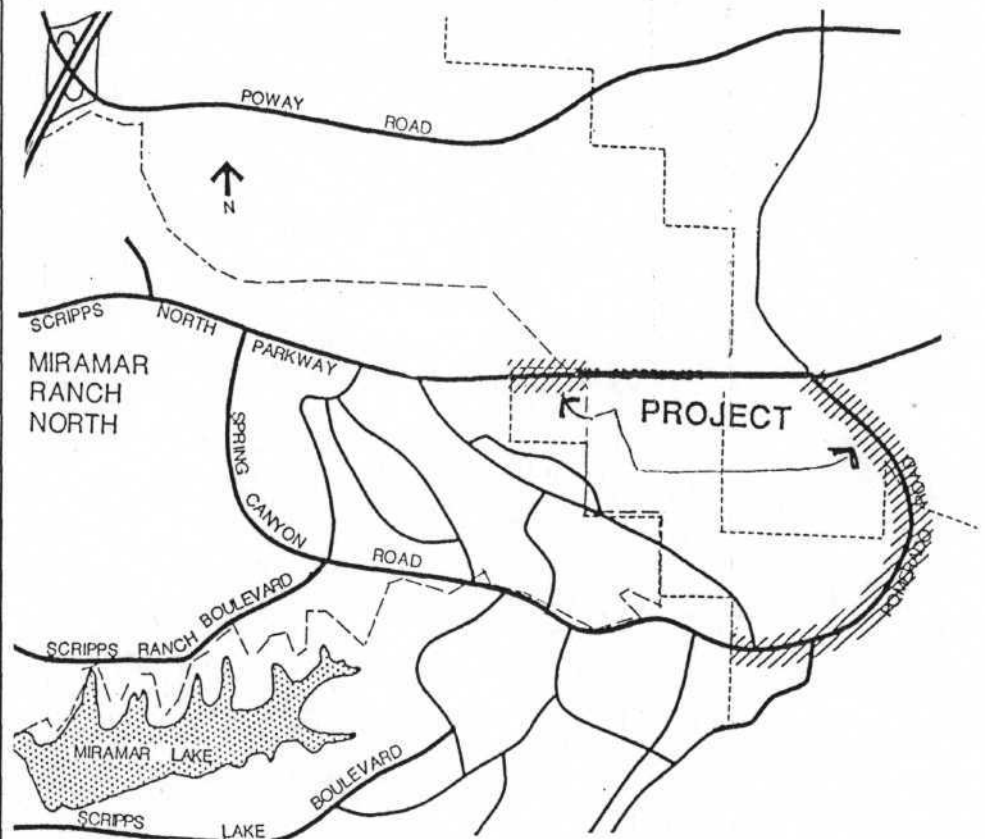
CITY OF SAN DIEGO, CALIFORNIA
CAPITAL IMPROVEMENTS PROGRAM

NO. 9-26

NO. COUNCIL DISTRICT 5
NO. INITIAL SCHEDULE

TOTAL FUNDING BY SOURCE	REVENUE SOURCE	FY 1989	1990	1991	1992	1993	1994	1995	1996	1997
2,100,000	Developer	2,100,000								
		C								
TOTAL COST \$ 2,100,000	(FY '89 DOLLARS)	2,100,000								

Cost Breakdown: The amount contributed is not based on any engineer's estimate and is a fixed amount, not subject to inflation; \$1,050,000 is earmarked for Scripps North Parkway, and \$1,050,000 is for Pomerado/Spring Canyon Road. The cost split of the \$2,100,000 contribution is consistent with the Scripps Miramar Ranch PFFP.



CITY OF SAN DIEGO, CALIFORNIA
CAPITAL IMPROVEMENTS PROGRAM

NO. 9-27

NO.	COUNCIL DISTRICT	5
NO.	INITIAL SCHEDULE	

TOTAL FUNDING BY SOURCE		REVENUE SOURCE	FY 1989	1990	1991	1992	1993	1994	1995	1996	1997
	7,500,000	Developer	1,800,000	5,700,000							
			D,C	C							
TOTAL COST (2)\$	7,500,000	(FY '89 DOLLARS)	1,800,000	5,700,000							

- (1) Water system expenditures will be subject to a future reimbursement agreement.
- (2) Total includes 25% for contingencies and incidentals.
- (3) Halfwidth street improvements adjacent to Cypress Canyon Neighborhood Park, CIP 9-41, and Firestation #37, CIP 9-46.



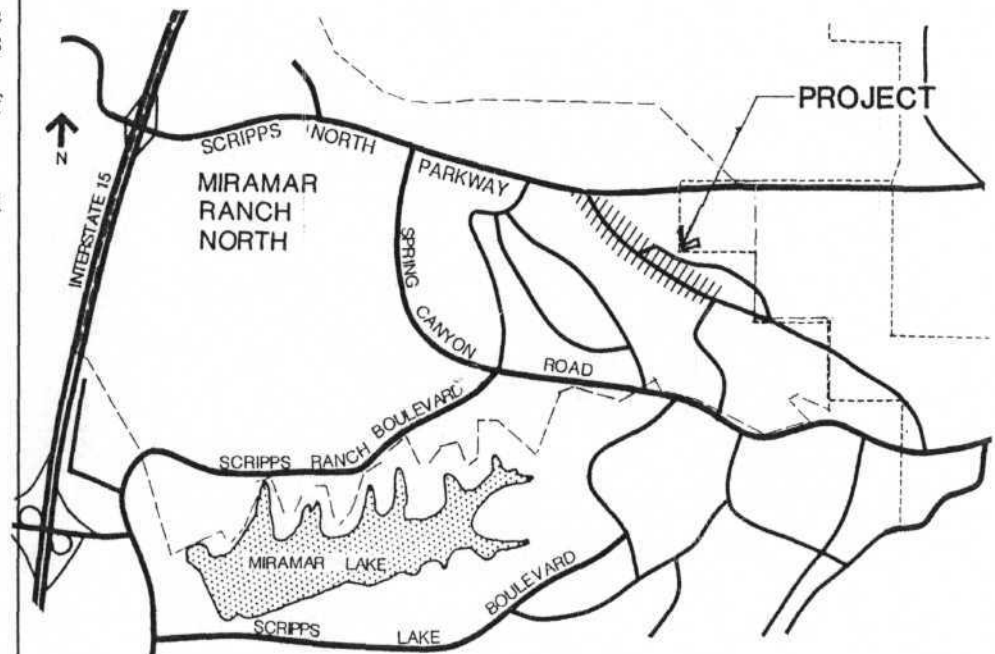
CITY OF SAN DIEGO, CALIFORNIA
CAPITAL IMPROVEMENTS PROGRAM

NO. 9-28

NO. COUNCIL DISTRICT 5
NO. INITIAL SCHEDULE

TOTAL FUNDING BY SOURCE		REVENUE SOURCE	FY 1989	1990	1991	1992	1993	1994	1995	1996	1997
	2,600,000	Developer			2,600,000						
					D.C						
TOTAL COST ⁽²⁾ \$	2,600,000	(FY '89 DOLLARS)			2,600,000						

- (1) Water and sewer system expenditures will be subject to a future reimbursement agreement.
- (2) Total cost includes 25% for contingencies and incidentals.
- (3) Halfwidth street improvements adjacent to Community Park East, CIP No. 9-43.



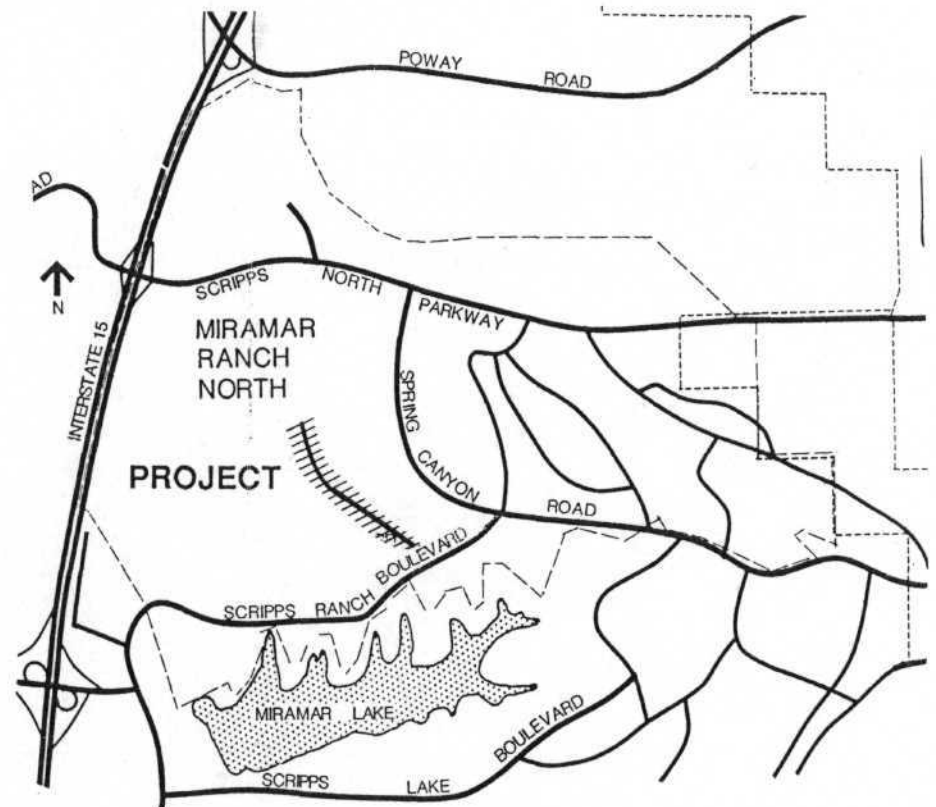
CITY OF SAN DIEGO, CALIFORNIA
CAPITAL IMPROVEMENTS PROGRAM

NO. 9-29

NO.	COUNCIL DISTRICT	5
NO.	INITIAL SCHEDULE	

TOTAL FUNDING BY SOURCE	REVENUE SOURCE	FY 1989	1990	1991	1992	1993	1994	1995	1996	1997
2,700,000	Developer	1,500,000			1,200,000					
		D,C			C					
TOTAL COST ⁽²⁾ \$ 2,700,000	(FY '89 DOLLARS)	1,500,000			1,200,000					

- (1) Water system expenditures will be subject to a future reimbursement agreement.
- (2) Total Cost includes 25% for contingencies and incidentals.



CITY OF SAN DIEGO, CALIFORNIA
CAPITAL IMPROVEMENTS PROGRAM

NO. 9-31

INITIAL SCHEDULE

TOTAL FUNDING BY SOURCE		REVENUE SOURCE	FY 1989	1990	1991	1992	1993	1994	1995	1996	1997
140,000	Developer		140,000								
				D.C							
TOTAL COST \$	140,000	(FY '89 DOLLARS)		140,000							

- (1) Engineering and construction includes 25% for contingencies and incidents.
- (2) A reimbursement agreement that includes water facilities in the Miramar Ranch North area currently exists. If an assessment district is the selected method to finance this Facilities Plan project, it will be necessary to first modify the existing reimbursement agreement (Scripps Mesa Vista Locality Water Reimbursement Agreement, Doc. No. C02429).



CITY OF SAN DIEGO, CALIFORNIA
CAPITAL IMPROVEMENTS PROGRAM

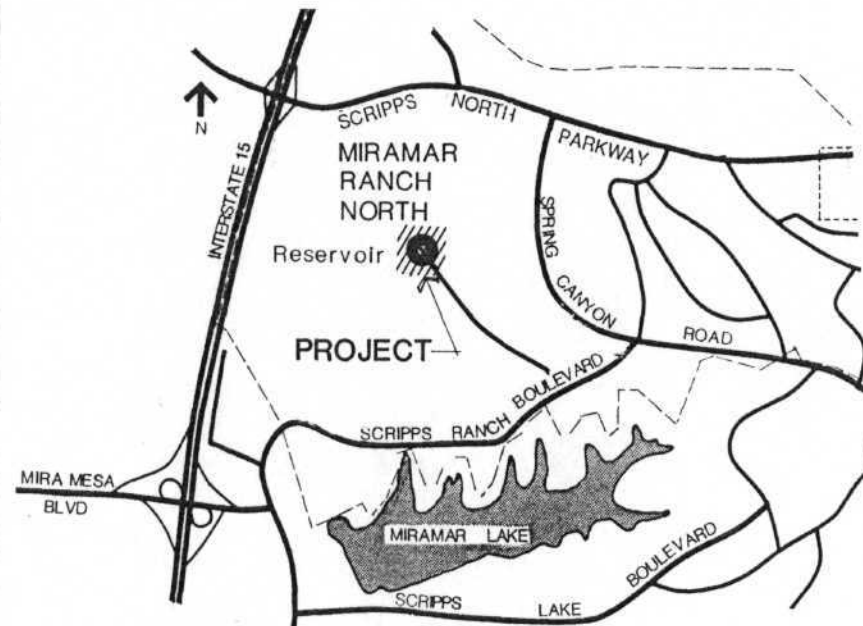
NO. 9-32

COUNCIL DISTRICT 5

INITIAL SCHEDULE

TOTAL FUNDING BY SOURCE		REVENUE SOURCE	FY 1989	1990	1991	1992	1993	1994	1995	1996	1997
	4,000,000	Developer		4,000,000							
				D.C							
TOTAL COST \$	4,000,000	(FY '89 DOLLARS)		4,000,000							

- (1) Engineering and Construction includes 25% for contingencies and incidentals.
- (2) A reimbursement agreement that includes water facilities in the Miramar Ranch North area currently exists. If an assessment district is the selected method to finance this Facilities Plan project, it will be necessary to first modify the existing reimbursement agreement (Scripps Mesa Vista Locality Water Reimbursement Agreement, Doc. No. C02429).



CITY OF SAN DIEGO, CALIFORNIA
CAPITAL IMPROVEMENTS PROGRAM

NO. 9-33

NO.	COUNCIL DISTRICT	5
NO.	INITIAL SCHEDULE	

TOTAL FUNDING BY SOURCE	REVENUE SOURCE	FY 1989	1990	1991	1992	1993	1994	1995	1996	1997
420,000	Developer			420,000						
				D,C						
TOTAL COST \$ 420,000	(FY '89 DOLLARS)			420,000						

(1) Engineering and construction includes 25% for contingencies and incidentals.



CITY OF SAN DIEGO, CALIFORNIA
CAPITAL IMPROVEMENTS PROGRAM

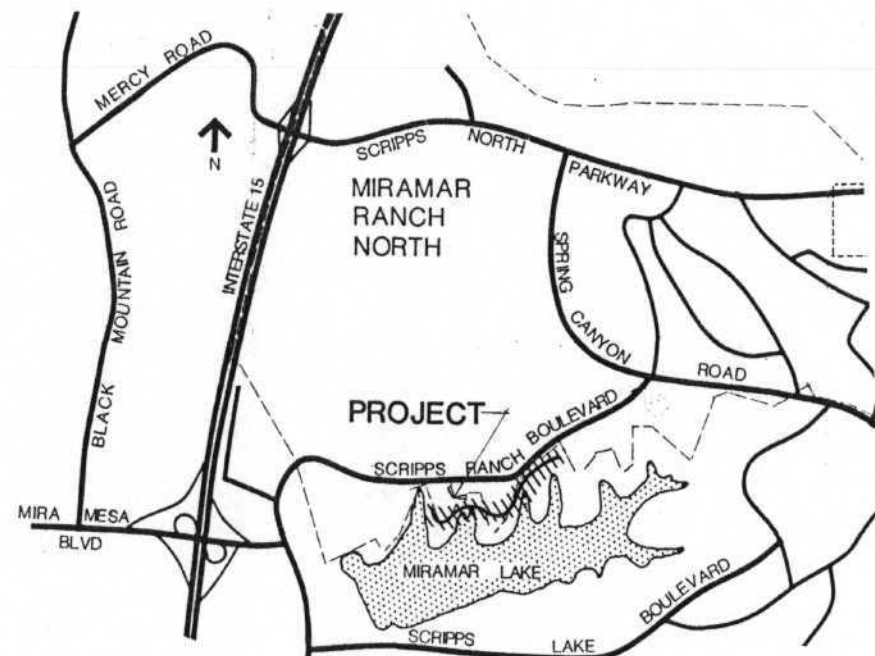
NO. 9-34

COUNCIL DISTRICT 5

INITIAL SCHEDULE

TOTAL FUNDING BY SOURCE	REVENUE SOURCE	FY 1989	1990	1991	1992	1993	1994	1995	1996	1997
520,000	Developer				520,000					
					D,C					
TOTAL COST \$ 520,000	(FY '89 DOLLARS)				520,000					

(1) Engineering and construction includes 25% for contingencies and incidentals.



CITY OF SAN DIEGO, CALIFORNIA
CAPITAL IMPROVEMENTS PROGRAM

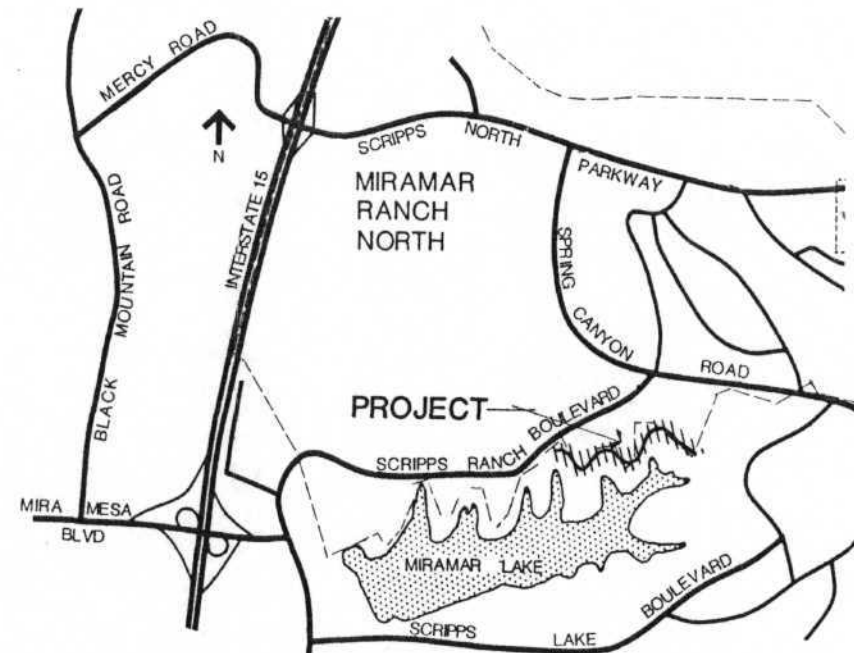
NO. 9-35

COUNCIL DISTRICT 5

INITIAL SCHEDULE

TOTAL FUNDING BY SOURCE	REVENUE SOURCE	FY 1989	1990	1991	1992	1993	1994	1995	1996	1997
700,000	Developer				700,000					
					D.C					
TOTAL COST \$ 700,000	(FY '89 DOLLARS)				700,000					

(1) Engineering and construction includes 25% for contingencies and incidentals.



CITY OF SAN DIEGO, CALIFORNIA
CAPITAL IMPROVEMENTS PROGRAM

NO. 9-36

NO.	COUNCIL DISTRICT	5
NO.	INITIAL SCHEDULE	

TOTAL FUNDING BY SOURCE		REVENUE SOURCE	FY 1989	1990	1991	1992	1993	1994	1995	1996	1997
1,900,000	Developer			1,900,000							
					D.C						
TOTAL COST \$	1,900,000	(FY '89 DOLLARS)			1,900,000						

(1) Engineering and Construction includes 25% for contingencies and incidentals



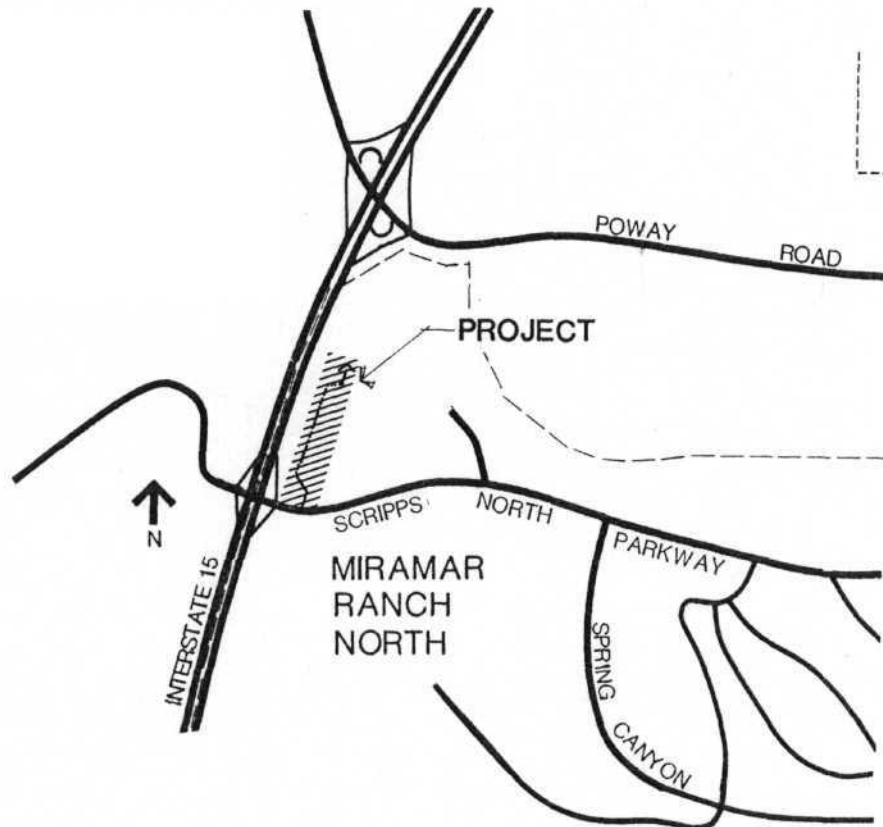
CITY OF SAN DIEGO, CALIFORNIA
CAPITAL IMPROVEMENTS PROGRAM

NO. 9-37

NO. COUNCIL DISTRICT 5
NO. INITIAL SCHEDULE

TOTAL FUNDING BY SOURCE	REVENUE SOURCE	FY 1989	1990	1991	1992	1993	1994	1995	1996	1997
270,000	Developer		270,000							
			D.C							
TOTAL COST \$ 270,000	(FY '89 DOLLARS)		270,000							

(1) Engineering and construction includes 25% for contingencies and incidentals.



APPENDIX A

CITY OF SAN DIEGO, CALIFORNIA
CAPITAL IMPROVEMENTS PROGRAMTITLE: West Cypress Canyon Neighborhood Park,
School-Park Playground, Parking Lot

NO. 9-11

COMMUNITY PLAN AREA : Miramar Ranch North

NO.

COUNCIL DISTRICT 5

DEPARTMENT/DIVISION : Parks Department

NO.

INITIAL SCHEDULE

LAND (L)= 1,500,000; ENGINEERING/CONSTRUCTION (D,C)=2,500,000

TOTAL EXPENDITURE BY SOURCE	REVENUE SOURCE	FY 1989	1990	1991	1992	1993	1994	1995	1996	1997
-3,325,000-	Developer			-3,325,000-						
4,000,000				4,000,000						
-675,000-	Prior City Devel-									
	oper Agreement									
				-675,000-						
				L.C.D						
TOTAL COST \$	4,000,000 (FY 89 DOLLARS)			4,000,000						

Description: Acquisition and development of a 13-acre neighborhood park to include play fields, open play areas, and other recreational facilities and development. Also, acquisition and development of 7 acres of 2 multi-sports field area shared with the school district (see text). Development of the 3 acre school shall be done as the Scripps Ranch #4 Elementary School which the district plans to complete in 1993. This joint use will require a joint-use agreement between the city and school district.

Justification: This park is a requirement of the first residential subdivision map as set forth in Table 21 of the community plan.

Scheduling: Site acquisition and construction about 1991, the park shall be open within 18 months after first residential occupancy.

Relationship to Community Plan: The Cypress Canyon Neighborhood Park is shown in the Miramar Ranch North Community Plan.

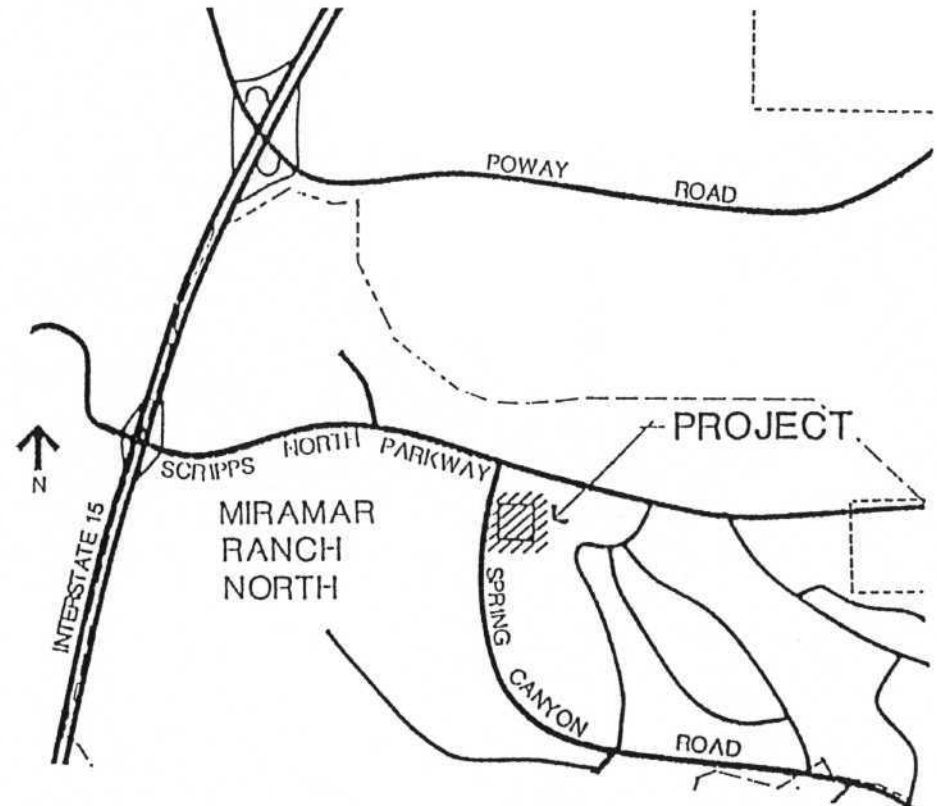
Cost Breakdown:

Land Acquisition (20 acres)	1,500,000
Landscaping, Facilities (20 acres @ \$125,000)	\$2,500,000

TOTAL PROJECT COST	\$4,000,000
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Notes:

- (1) Land acquisition cost is based on \$1.75 per SF for undeveloped land.
- (2) Amount includes 25% for contingencies, 1/2 width street improvements and grading.
- (3) See text for school-park relationship.



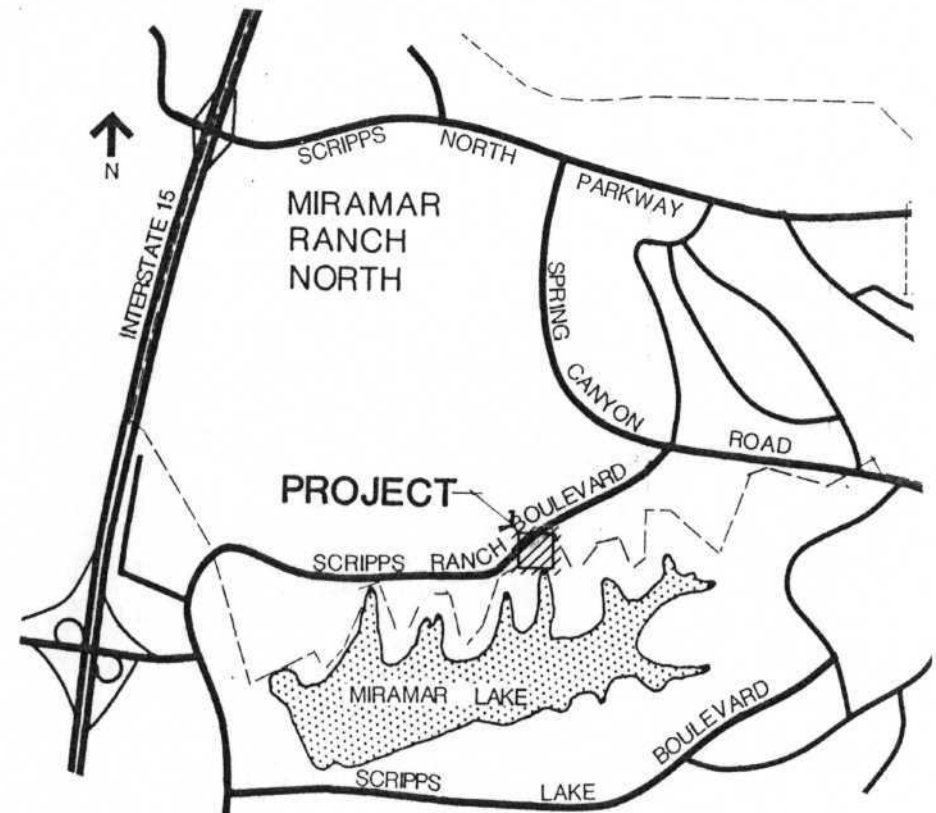
CITY OF SAN DIEGO, CALIFORNIA
CAPITAL IMPROVEMENTS PROGRAM

NO. 9-42

NO.	COUNCIL DISTRICT	5
NO.	INITIAL SCHEDULE	

TOTAL FUNDING BY SOURCE		REVENUE SOURCE	FY 1989	1990	1991	1992	1993	1994	1995	1996	1997
1,300,000	Developer:					1,300,000					
						L,C,D					
TOTAL COST \$	1,300,000 (FY '89 DOLLARS)					1,300,000					

- (1) Land acquisition cost is based on a cost of \$1.50 per SF undeveloped land.
- (2) Amount includes 25% for contingencies, 1/2 width street improvements and grading.



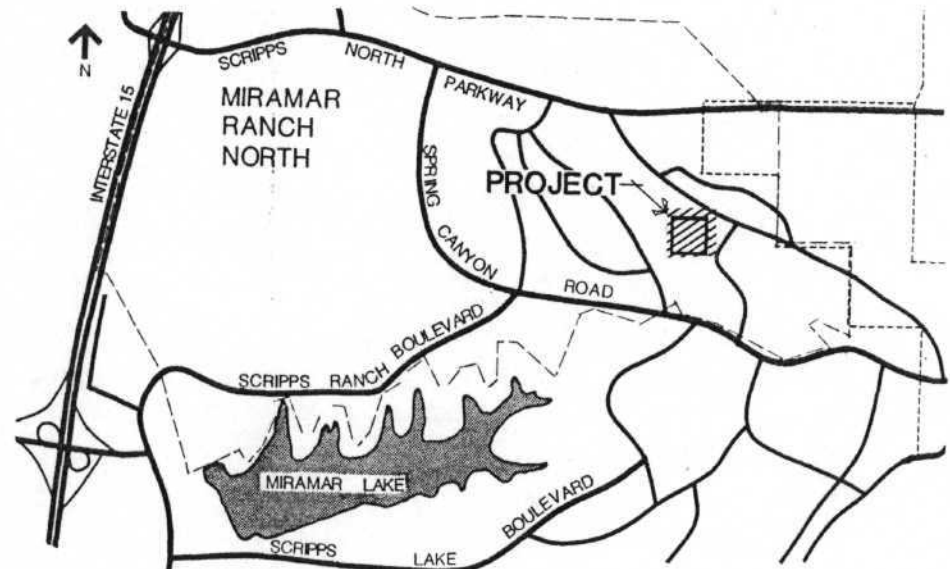
CITY OF SAN DIEGO, CALIFORNIA
CAPITAL IMPROVEMENTS PROGRAM

NO. 9-43

INITIAL SCHEDULE

TOTAL FUNDING BY SOURCE		REVENUE SOURCE	FY 1989	1990	1991	1992	1993	1994	1995	1996	1997
5,000,000	Developer:					1,700,000	3,300,000				
						L	D,C				
TOTAL COST \$ 5,000,000	(FY '89 DOLLARS)					1,700,000	3,300,000				

Last Revision: July 27, 1988



APPENDIX A

CITY OF SAN DIEGO, CALIFORNIA
CAPITAL IMPROVEMENTS PROGRAM

TITLE: Traffic Signals - - Spring Canyon Road & Scripps North Parkway

NO. 9-44

COMMUNITY PLAN AREA : Miramar Ranch North

NO.

COUNCIL DISTRICT 5

DEPARTMENT/DIVISION : Engineering and Development/Transportation

NO.

INITIAL SCHEDULE

ENGINEERING/CONSTRUCTION (D,C)= 540,000

TOTAL FUNDING BY SOURCE		REVENUE SOURCE	FY 1989	1990	1991	1992	1993	1994	1995	1996	1997
540,000	Developer					270,000		270,000			
						D.C		D.C			
TOTAL COST \$	540,000 (FY '89 DOLLARS)					270,000		270,000			

Description: Installation of traffic signals at the intersections of Spring Canyon Road/Scripps North Parkway and Spring Canyon Road/Scripps Ranch Boulevard.

Justification: Anticipated traffic volumes at the intersection of these major roads require traffic control through signalization. It is anticipated the signals will be needed in 1992/1994 as development progresses.

Scheduling: Traffic signals will be installed in 1992 and 1994 as development progresses.

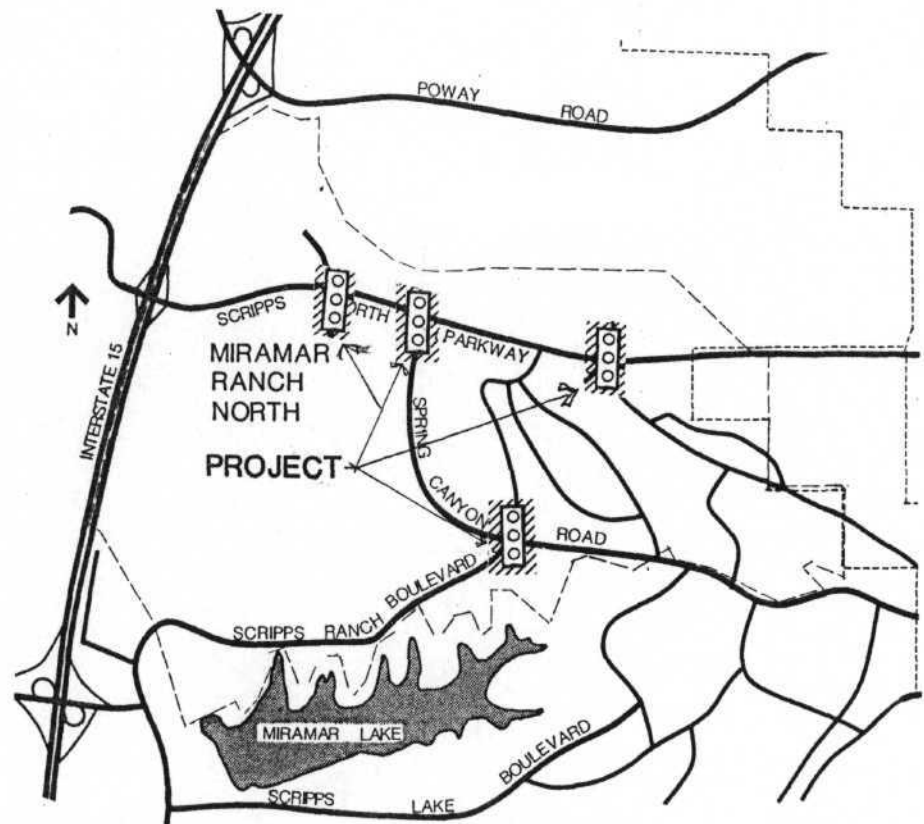
Relationship to Community Plan: The project is a portion of the backbone facilities as noted in the Miramar Ranch North Community Plan.

Cost Breakdown:

Traffic Signal (each)	\$110,000
Cost of City Services	0
Land Acquisition	0
	<hr/>
Subtotal	110,000
Support Services	25,000
	<hr/>
Total Project Cost per light	\$135,000

Notes:

- (1) Engineering and construction includes 25% for contingencies.



CITY OF SAN DIEGO, CALIFORNIA
CAPITAL IMPROVEMENTS PROGRAM

NO. 9-45

COUNCIL DISTRICT 5

INITIAL SCHEDULE

ENGINEERING/CONSTRUCTION (D,C)= 630,000

TOTAL FUNDING BY SOURCE	REVENUE SOURCE	FY 1989	1990	1991	1992	1993	1994	1995	1996	1997
630,000	Developer							100,000	530,000	
								D,	C	
TOTAL COST \$ 630,000	(FY '89 DOLLARS)							100,000	530,000	

A map of the Miramar Ranch North area. The map shows Interstate 15 running vertically on the left. To the right of Interstate 15 is the area labeled 'MIRAMAR RANCH NORTH'. A road labeled 'SCRIPPS RANCH NORTH' runs horizontally across the top. A road labeled 'PARKWAY' runs horizontally across the middle. A road labeled 'SPRING CANYON ROAD' runs vertically, intersecting Parkway. A road labeled 'SCRIPPS RANCH BOULEVARD' runs horizontally, intersecting Parkway. A road labeled 'SCRIPPS LAKE BOULEVARD' runs horizontally at the bottom. A large body of water labeled 'MIRAMAR LAKE' is located in the lower left. A smaller body of water labeled 'SCRIPPS LAKE' is located at the bottom. A shaded area labeled 'PROJECT' is located near the intersection of Parkway and Spring Canyon Road. A north arrow is located in the top left corner.

APPENDIX A

CITY OF SAN DIEGO, CALIFORNIA CAPITAL IMPROVEMENTS PROGRAM

TITLE: Fire Station No. 37

NO. 9-46

COMMUNITY PLAN AREA : Miramar Ranch North

NO.

COUNCIL DISTRICT 5

DEPARTMENT/DIVISION : Fire Department

NO.

INITIAL SCHEDULE

LAND (L)(1) = 300,000; ENGINEERING/CONSTRUCTION (D,C) = 1,300,000

TOTAL FUNDING BY SOURCE	Revenue Source	1989	1990	1991	1992	1993	1994	1995	1996	1997
502,000	City(1):					502,000				
576,000	Developer	300,000		276,000	40,000					
522,000	SMR FIA:					522,000				
186,000	Prior City Devel- -oper Agreements:				186,000					
					L,D	C				
TOTAL COST \$	1,600,000 (FY '89 DOLLARS)	300,000			276,000	1,024,000				

Description: Construction of and equipment for a 6,500-square-foot, 8-person 3-stall station on a 1-acre site.

Justification: The station will replace the temporary fire station in Scripps Ranch and will provide permanent fire protection to the Miramar Ranch North and Scripps Miramar Ranch communities. It will be consistent with Council Resolution 210519 to provide six-minute response times to residential areas and will provide backup for the Mira Mesa, Rancho Penasquitos, Carmel Mountain Ranch, Sabre Springs, and Rancho Bernardo areas.

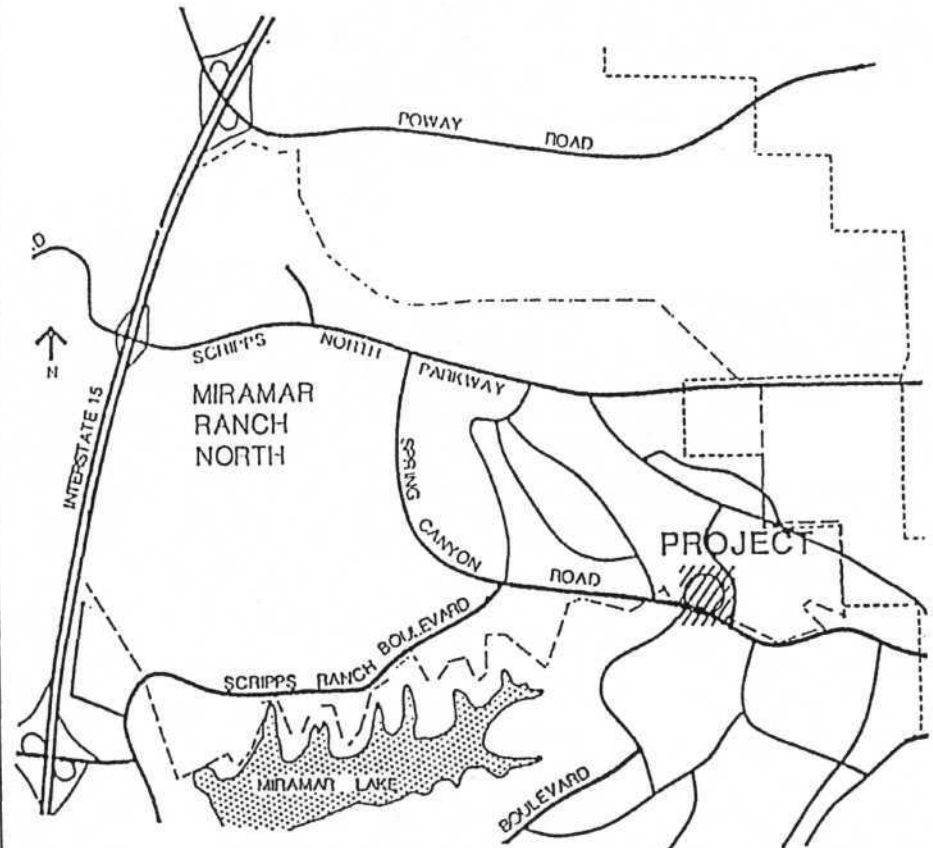
Scheduling: Site acquisition and design are scheduled in FY 1992; construction and furnishings in FY 1993.

Relationship to Community Plan: The station is designated in both the Miramar Ranch North and the Scripps Miramar Ranch community plans.

Cost Breakdown: Data is from Fire Department. This improvement is subject to participation or to future or existing reimbursement agreements.

Notes:

- (1) Land acquisition cost and City contribution are based on SMR PFFP, October, 1987.
- (2) Eng. & Const. cost include grading, 1/2 width street improvements, equipment and furnishing.



APPENDIX A

CITY OF SAN DIEGO, CALIFORNIA CAPITAL IMPROVEMENTS PROGRAM

TITLE: Contribution for Scripps Ranch Library

NO. 9-47

COMMUNITY PLAN AREA : Miramar Ranch North

NO.

COUNCIL DISTRICT 5

DEPARTMENT/DIVISION : Libraries

NO.

INITIAL SCHEDULE

LAND (L) = 2,000,000; ENGINEERING/CONSTRUCTION (D,C) = 4,350,000

TOTAL FUNDING BY SOURCE	REVENUE SOURCE	FY 1989	1990	1991	1992	1993	1994	1995	1996	1997
2,350,000	MRN Developer	1,250,000			1,100,000					
750,000	SMR Developer:	750,000								
1,250,000	SMR Dev. Fees:	1,250,000								
-116,000	Prior City DA:					-116,000				
2,000,000	City (1)	2,000,000				D.C				
TOTAL COST \$	6,350,000 (FY '89 DOLLARS)	5,250,000				1,100,000				

Description: Construction of the proposed Scripps Ranch Library to be located on the south side of Scripps Lake Drive, within the Meanly Ranch area.

Justification: The library is intended to serve the Miramar Ranch North community as well as the Scripps Ranch community.

Relationship to the Community Plan: Libraries are standard public service facilities within communities as provided for in the General Plan.

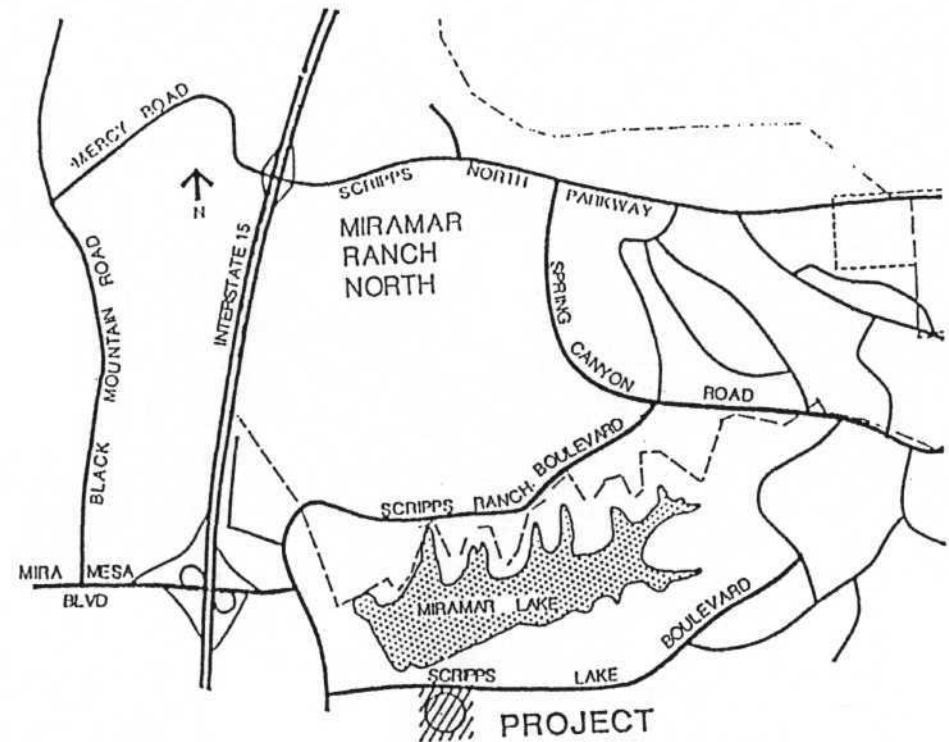
Scheduling: Contribution of \$1,250,000 by the developer shall be assured prior to the earlier of: 1) the City being prepared to award the construction contract for Phase I of the library, or 2) the occupancy of the first residential dwelling in Miramar Ranch North.

Phasing: Phase I shall be construction of 10,000 S.F. of library and 5,000 S.F. of public meeting facilities with outfitting and stocking of the library portion. Phase II shall be construction, outfitting and stocking of a 5,000 S.F. library addition.

Cost Breakdown: The cost figure is based on comparable City work.

Notes:

(1) City contribution consistent with Scripps Miramar Ranch PFTF.



APPENDIX A

CITY OF SAN DIEGO, CALIFORNIA
CAPITAL IMPROVEMENTS PROGRAM

TITLE: Mass Transit Study

NO. 9-48

COMMUNITY PLAN AREA : Miramar Ranch North
DEPARTMENT/DIVISION : Metropolitan Transit Development Board

NO. COUNCIL DISTRICT 5
NO. INITIAL SCHEDULE

ENGINEERING/CONSTRUCTION (D,C)=50,000

TOTAL FUNDING BY SOURCE	REVENUE SOURCE	FY 1989	1990	1991	1992	1993	1994	1995	1996	1997
50,000	Developer		50,000							
TOTAL COST \$	50,000 (FY '89 DOLLARS)		50,000							

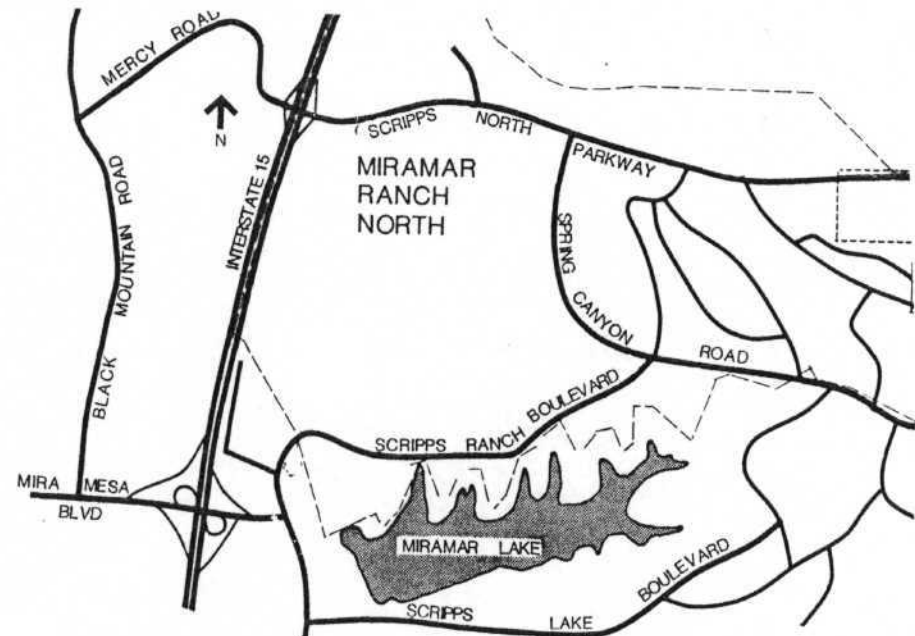
Description: A payment of \$50,000 to the Metropolitan Transit Development Board (MTDB) to use toward studies of development of a rail transit system adjacent to Miramar Ranch North within the I-15 corridor.

Justification: The payment was a condition of Council approval of the Miramar Ranch North Community Plan Amendment in May, 1987.

Relationship to Community Plan: If built, a rail transit system as described could serve residents of the community planning area.

Scheduling: To be paid prior to recording the first subdivision map.

Cost Breakdown: The payment amount is not based on any engineer's estimate and is a fixed cost not subject to inflation.



APPENDIX B
LISTING
BY OWNERSHIP AND
COUNTY ASSESSOR PARCEL NUMBERS

Appendix B
Listing By Ownership and County Assessor PN's

	Property Ownership Record For: Miramar Ranch North Nov. 1987	Parcel No.	<u>Residential Dwelling Units</u>		Acres of Commercial	Acres of Industrial	Acres of Institutional
			Single Family	Multi- Family			
0001	Robert T. and Raedene Curry 2293 Verus St. San Diego, CA 92154	315-040-04	0.0	0.0	0.0	26.0	0.0
0002	Mercy Hospital and Medical Center 4099 Hillcrest Drive San Diego, CA 92103	315-040-11	0.0	0.0	0.0	0.0	23.0
0003	Mercy Hospital and Medical Center 4099 Hillcrest Drive San Diego, CA 92103	315-040-24	0.0	0.0	0.0	0.0	24.0
0004	Wuest Estate Company 4649 Cass St., Ste. 4 San Diego, CA 92109	315-040-30	0.0	126.0	7.0	0.0	2.0
0005	Wuest Estate Company 4649 Cass St., Ste. 4 San Diego, CA 92109	315-040-31	0.0	0.0	0.0	10.0	0.0
0006	BCED PO Box 7080 Newport Beach, CA 92660	315-040-40	0.0	0.0	0.0	0.0	0.0
0007	BCED PO Box 7080 Newport Beach, CA 92660	316-040-06	0.0	0.0	13.0	59.0	3.0
0008	Robert T. and Raedene Curry 2293 Verus St. San Diego, CA 92154	316-040-07	0.0	0.0	0.0	13.0	0.0
0009	Edward J. McCrink PO Box 1429 Rancho Santa Fe, CA 92067	319-040-32	49.0	0.0	0.0	0.0	0.0
0010	Sophisticated Investments, Inc. 1888 Century Park East #405 Los Angeles, CA 90067	316-040-33	16.0	0.0	0.0	0.0	0.0
0011	BCED PO Box 7080 Newport Beach, CA 92660	319-010-15	234.0	0.0	0.0	0.0	0.0
0012	BCED PO Box 7080 Newport Beach, CA 92660	319-010-16	0.0	57.0	0.0	0.0	3.0
0013	BCED PO Box 7080 Newport Beach, CA 92660	319-010-17	855.0	952.0	5.0	2.0	20.0

Appendix B
Listing By Ownership and County Assessor PN's

	Property Ownership Record For: Miramar Ranch North Nov. 1987	Parcel No.	<u>Residential Dwelling Units</u>		Acres of Commercial	Acres of Industrial	Acres of Institutional
			Single Family	Multi- Family			
0014	BCED PO Box 7080 Newport Beach, CA 92660	319-010-18	0.0	500.0	0.0	0.0	0.0
0015	BCED PO Box 7080 Newport Beach, CA 92660	319-020-07	20.0	104.0	0.0	0.0	5.0
0016	McMillin Scripps Two 2727 Hoover National City, CA 92050	319-020-24	0.0	0.0	0.0	0.0	1.0
0017	Consolidated Financial Planning C/O Security First National Corp. 1888 Century Park East #405 Los Angeles, CA 90067	319-020-20	17.0	139.0	0.0	0.0	0.0
0018	Sophisticated Investments, Inc. 1888 Century Park East #405 Los Angeles, CA 90067	319-360-24	0.0	5.0	0.0	0.0	0.0
0019	BCED PO Box 7080 Newport Beach, CA 92660	319-021-01	19.0	34.0	0.0	3.0	0.0
0020	BCED PO Box 7080 Newport Beach, CA 92660	319-021-05	178.0	111.0	0.0	0.0	26.0
0021	Wuest Estate Company 4649 Cass St., Ste. 4 San Diego, CA 92109	319-150-01	0.0	0.0	0.0	10.0	0.0
0022	Wuest Estate Company 4649 Cass St., Ste. 4 San Diego, CA 92109	319-150-02	231.0	0.0	0.0	22.0	0.0
0023	Wuest Estate Company 4649 Cass St., Ste. 4 San Diego, CA 92109	319-150-03	87.0	0.0	0.0	0.0	0.0
0024	Robert T. and Raedene Curry 2293 Verus St. San Diego, CA 92154	319-150-09	142.0	408.0	0.0	0.0	0.0
0025	BCED PO Box 7080 Newport Beach, CA 92660	319-150-10	254.0	25.0	0.0	0.0	0.0
0026	BCED PO Box 7080 Newport Beach, CA 92660	319-160-21	0.0	17.0	0.0	0.0	0.0

Appendix B
Listing By Ownership and County Assessor PN's

		<u>Residential Dwelling Units</u>					
	Property Ownership Record For:	Parcel No.	Single	Multi-	Acres of	Acres of	Acres of
	Miramar Ranch North Nov. 1987		Family	Family	Commercial	Industrial	Institutional
0027	BCED PO Box 7080 Newport Beach, CA 92660	319-020-29	0.0	0.0	0.0	36.0	5.0
0028	Edward J. McCrink PO Box 1429 Rancho Santa Fe, CA 92067	319-021-02	70.0	0.0	0.0	0.0	0.0
			2,172	2,070	25.0	142.0	112.0